# OBERLIN CITY COUNCIL MEETING

**AGENDA: June 1, 2026**

**Meeting Place:**
**Council Chambers, 85 S. Main Street**
Dates: 1st & 3rd Mondays
**Meetings can be viewed online at @:Watch Live**

**WALTZER NEW MCFARLIN JOHNSON MILLER LÓPEZ PETERSON**

Eboni Johnson: President of Council
Michael McFarlin: Vice-President of Council
Belinda Anderson: Clerk of Council
Greg Holcomb: City Manager
Jon Clark: Law Director
Marin Fowler: Finance Director

**REGULAR CITY COUNCIL MEETING – 7:00 P.M. – COUNCIL CHAMBERS**

**1. COUNCIL BUSINESS**

**a.** Call Regular City Council Meeting to Order and Roll Call – 7:00 p.m.

**b.** Approval of Minutes – Regular City Council Meeting - May 4, 2026 and May 18, 2026

**c.** Presentation Recognizing Lorain County Health Commissioner Mark Adams

**d.** Proclamation - Juneteenth

**e.** Proclamation - LGBTQ+ Pride Month

**f.** Proclamation - National Gun Violence Awareness Day

**g.** MMY US Modular Home and Norman Bevans Presentation

**2. ANY CONCERNS THAT ARE NOT ON THE AGENDA MAY BE BROUGHT TO THE ATTENTION OF COUNCIL AT THIS TIME**

(Members of the public and Council members may address the City Council for a maximum of three minutes each.)

**3. OPPORTUNITY FOR A REPORT FROM A CITY BOARD OR COMMISSION REPRESENTATIVE.**

**4. OPPORTUNITY FOR A REPORT FROM AN ADMINISTRATIVE DEPARTMENT REPRESENTATIVE.**

**5. OLD BUSINESS**

**A.** Ordinance No. 26-37 AC CMS: An Ordinance Amending the City of Oberlin Zoning Map to Rezone Land Located at 198 East College Street From the "R-2"/Two-Family Dwelling District to the "PDOD"/Planned Development Overlay District

(3rd)

**6. NEW BUSINESS**

**A.** Ordinance No. 26-43 AC CMS: An Ordinance Amending Ordinance No. 19-46 AC CMS Adopting Guidelines for the Expenditure of Funds From the Sustainable Reserve Fund to Go Into Immediate Effect

**B.** Resolution No. R26-07 CMS: A Resolution Amending Resolution No. R25-01 CMS Designating City Officials who are Authorized to Establish Electronic Payments from Lorain County for Property Tax Settlements and Other Payments to the City of Oberlin to Go Into Immediate Effect

**7. COUNCIL COMMUNICATIONS**

**a.** Referrals

**b.** Suggestions for future agenda items with discussion

**c.** Advocacy

**d.** Correspondence

**e.** Liaison reports from commission meetings

**8. CITY MANAGER'S REPORT**

**9. OPPORTUNITY FOR OTHER APPOINTEES TO REPORT**

**10. ADDITIONAL PUBLIC PARTICIPATION**

(Members of the public may address the City Council for a maximum of three minutes each.)

**11. ADJOURNMENT: _____**

June 1, 2026

**1. b.**

**Through:** Belinda Anderson, City Clerk

**From:** Belinda Anderson, City Clerk

**SUBJECT:** Approval of Minutes – Regular City Council Meeting - May 4, 2026 and May 18, 2026

**Attachments**

Minutes - Regular Meeting - May 4, 2026
Minutes- Regular Meeting - May 18, 2026

**DRAFT**

**Minutes of the Regular City Council Meeting**
Held May 4, 2026
7:00 p.m.

A regular meeting of the Oberlin City Council was held on May 4, 2026, in the Council Chambers of the Oberlin City Hall, located at 85 S. Main Street, Oberlin, Ohio. Council President Eboni Johnson called the meeting to order at 7:00 p.m. Roll Call was taken as follows:

## 1. COUNCIL BUSINESS

**a.** Call Regular City Council Meeting to Order and Roll Call – 7:05 p.m.

| **Council Members**: | Present | Absent |
|---|---|---|
| Joseph Waltzer | ☒ | ☐ |
| Jessa D. New | ☒ | ☐ |
| Michael McFarlin, (Attended via Zoom) | ☒ | ☐ |
| Libni Lopez | ☒ | ☐ |
| Sondra Miller | ☒ | ☐ |
| Kristin Peterson | ☒ | ☐ |
| Eboni A. Johnson, President | ☒ | ☐ |

**Appointees Present:**

Greg Holcomb, City Manager
Jon Clark, Law Director
Belinda Anderson, Clerk of Council
Marin Fowler, Finance Director

**b.** Approval of Minutes – Public Hearing – February 26, 2026

Minutes approved as submitted.

**c.** Proclamation – 2026 National Public Works Week

Councilor Jessa New read and presented the National Public Health Month Proclamation to Public Works Director Jeff Baumann.

**d.** Presentation and Discussion of Water Treatment Plant General Plan of Improvements. Public Works staff and Marvin Gnagy, PE, PMG Consulting, Inc.

Members of Council heard a presentation from Marvin Gnagy, PMG Consulting, summarizing the Water Treatment Plant General Plan of Improvements. Developed over a three-year period, the plan aims to ensure compliance with current and anticipated drinking water regulations and proposes key facility upgrades, including improvements to mixing, filtration, and monitoring systems. The presentation also addresses estimated project costs and funding sources.

A complete copy of the presentation is attached for reference.

No action was taken or requested at this time.

**e.** A Motion to Authorize Disposal of a 2014 V Crane Carrier LET2-44 with Heil Power Trak Work Body in Accordance with the Provisions of C.O. 121.03.

Members of Council discussed and considered a request to dispose of a refuse truck that has exceeded its useful service life and is no longer cost-effective to maintain. It was noted that the vehicle has been experiencing increasing maintenance issues and associated repair costs, which are impacting operational efficiency. Council reviewed the rationale for disposal, including the potential for replacement and any applicable procurement or surplus procedures, before determining the appropriate course of action.

Waltzer, seconded by Peterson, moved to authorize the disposal of a 2014 V Crane Carrier LET2-44 with Heil Power Trak Work Body in accordance with the provisions of C.O. 121.03.

**Roll Call**: 7 Ayes 0 Nays Motion Carried

**2. ANY CONCERNS NOT ON THE AGENDA MAY BE BROUGHT TO THE ATTENTION OF THE COUNCIL AT THIS TIME**

McFarlin, seconded by New, moved to adjourn into executive session to discuss the employment and compensation of public officials and to invite the Finance Director.

**Roll Call**: 7 Ayes 0 Nays Motion Carried

Judith Padua from Lorain County Children's Services presented on foster care needs in the community, highlighting the need for more foster families, particularly for sibling groups and teenagers, and encouraging the council to raise awareness of fostering opportunities.

**3. OPPORTUNITY FOR A REPORT FROM A CITY BOARD OR COMMISSION REPRESENTATIVE**

Lydia Young with the Human Relations Commission reported on their successful second annual Fair Housing and Resource event, which included vendors, bankers, developers, and Municipal employees who offered their support.

The highlight of the evening was a special screening of the film "United, the Hidden Story of the Humble Duplex." Followed by a very robust discussion on diversity and housing. She noted that the commission plans to make this an annual event and will now focus on ADA issues in the coming months.

In closing, Young thanked Terry Sanders and HRC members for making the event a success.

DRAFT

**4. OPPORTUNITY FOR A REPORT FROM AN ADMINISTRATIVE DEPARTMENT REPRESENTATIVE**

None

**5. OLD BUSINESS:**

A. Ordinance No. 26-24 AC CMS: Ordinance Adopting a Policy for the Production or Inspection of Video Records of the Oberlin Police Department and the Oberlin Prosecutor's Office Requested Under Ohio Public Records Laws to Go into Immediate Effect. (3rd)

The Clerk read the Ordinance by number, title, and substantive portions.

New, seconded by Lopez, moved to approve the Ordinance on third reading.

Clark noted there were some outstanding questions he wanted clarified before the ordinance is adopted, regarding how fees for video requests and staff time are assessed. He requested that Council consider a motion to postpone the third reading.

Lopez, seconded by Peterson, moved to postpone further consideration of Ordinance No. 26-24 AC CMS until such time as the City Law Director has received guidance on the interpretation of how the hourly fees for the actual cost of the production of videos in response to public records requests are determined.

**Roll Call**: 7 Ayes 0 Nays Motion Carried
(Postponed, 3rd Reading)

B. Ordinance No. 26-26 AC CMS: An Ordinance Adopting a New Part 13, Title Five – Planning and Zoning Code of the Oberlin Codified Ordinance (2nd)

The Clerk read the Ordinance by number and title only.

McFarlin, seconded by New, moved to approve the Ordinance on second reading.

Council discussed a path forward for approving the proposed ordinance. It was noted that the Council was still actively reviewing this item through a series of special meetings and was nearing completion of its review.

Several members of Council felt that the ordinance should be postponed at some point because there was still a lot to go through, including the parking regulations and the zoning map.

Council deliberated on whether to postpone the ordinance and agreed to defer a decision until after the special meeting later this week, at which time they will determine whether postponement is necessary.

**Roll Call**: 7 Ayes 0 Nays Motion Carried
(Second reading)

C. Ordinance No. 26-27 AC CMS: An Ordinance Adopting a Zoning Map for the City of Oberlin, Ohio

DRAFT

The Clerk read the Ordinance by number, title, and substantive portions.

McFarlin, seconded by Lopez, moved to accept the Ordinance on second reading.

Council agreed to address this in the same manner as Ordinance No. 26-27 AC CMS.

**Roll Call**: 7 Ayes 0 Nays Motion Carried
(2nd Reading)

D. Ordinance No. 26-33 AC CMS: An Ordinance Authorizing the City Manager to Enter into an Agreement with Community Hub Incorporated, Authorizing the Expenditure of Funds from the Sustainable Reserve Fund (2nd)

The Clerk read the Ordinance by number and title only.

New, seconded by Miller, moved to accept the Ordinance on second reading.

Holcomb asked that the Council schedule a work session to discuss this item and indicated he would coordinate with Mr. Peterson to arrange it at a later date.

Following a brief discussion on how to proceed, Council agreed to pass the ordinance on second reading with the option to postpone the matter on next consideration if needed.

**Roll Call**: 7 Ayes 0 Nays Motion Carried
(2nd Reading)

E. Ordinance No. 26-34 AC CMS: An Ordinance Authorizing the City Manager to Enter into a contract for the Sale of Municipal-Owned Transmission Assets to AMP Transmission, LLC, a Subsidiary of American Power, Inc., (AMP) and to take all Other Actions Necessary to Effectuate the Terms of the Contract to Go into Immediate Effect (2nd)

The Clerk read the Ordinance by number and title only.

Peterson, seconded by McFarlin, moved to approve the Ordinance on second reading.

Members of Council reconsidered the above-stated matter on second reading. Council indicated an interest in ensuring that, should the proposed changes result in a substantially improved financial position for the City, there would be a formal review and possible reduction in resident rates, rather than upholding previously planned increases. Skolnicki provided an explanation of how the new contract would impact future rates, contingent upon its approval.

Peterson, seconded by Miller, moved to waive the three-readings rule for Ordinance No. 26-34 AC CMS.

**Roll Call**: 7 Ayes 0 Nays Motion Carried
(Suspension of the three-readings rule)

Lopez, seconded by Peterson, moved that Ordinance No. 26-34 AC CMS go into immediate effect to facilitate the efficient operation of the Oberlin Municipal Light and Power System, to accommodate a May 1, 2026, closing date, and for reasons stated in the Preamble hereof.

DRAFT

**Roll Call**: 7 Ayes 0 Nays Motion Carried
(Effective Immediately)

**6. NEW BUSINESS:**

A. Ordinance No. 26-35 AC CMS: An Ordinance Accepting the Bid of RMH Concrete and Foundations, Inc. of Collins, Ohio for the Depot Park Path & Parking Lot Improvement Project to go into Immediate Effect

The Clerk read the Ordinance by number, title, and substantive portions.

McFarlin, seconded by New, moved to approve the Ordinance on first reading.

Council considered an ordinance accepting the Bid of RMH Concrete and Foundations, Inc. of Collins, Ohio, for the Depot Park Path and Parking Lot Improvement Project in the amount of $167,745.45.

McFarlin, seconded by Peterson, moved to waive the three-readings rule for Ordinance No. 26-35 AC CMS.

**Roll Call**: 7 Ayes 0 Nays Motion Carried
(Suspension of three-readings rule)

McFarlin, seconded by Lopez, moved that Ordinance No. 26-35 AC CMS go into immediate effect in order to accept a bid within the time limitations provided by law.

**Roll Call**: 7 Ayes 0 Nays Motion Carried
(Effective Immediately)

B. Ordinance No. 26-36 AC CMS: An Ordinance Authorizing the City Manager to Enter into a Contract with Best Equipment Company, Inc. of Indianapolis, Indiana, for the Purchase of a Commercial Rear-load Refuse Collection Vehicle to Go into Immediate Effect

The Clerk read the Ordinance by number, title, and substantive portions.

Peterson, seconded by McFarlin, moved to approve Ordinance 26-36 AC CMS on the first reading.

Council considered a request to enter into a contract with Best Equipment Company for the purchase of a new refuse truck. This purchase would replace one of its 2014 commercial refuse vehicles.

Lopez, seconded by Peterson, moved to waive the three-readings rule for Ordinance No. 26-36 AC CMS.

**Roll Call**: 7 Ayes 0 Nays Motion Carried
(Waive the three-readings rule)

Lopez, seconded by Peterson, moved that Ordinance No. 26-36 AC CMS go into immediate effect in order to authorize the purchase of a commercial rear-load refuse collection vehicle without delay.

**Roll Call**: 7 Ayes 0 Nays Motion Carried
(Effective Immediately)

DRAFT

C. Ordinance No. 26-37 AC CMS: An Ordinance Amending the City of Oberlin Zoning Map to Rezone Land Located at 198 East College Street from the "R-2"/Two-Family Dwelling District to the PDOD/Planned Development Overlay.

The Clerk read the Ordinance by number, title, and substantive portions.

New, seconded by McFarlin, moved to approve the Ordinance on first reading.

Porter remarked that the proposed ordinance seeks to rezone the Former Eastwood Elementary property located at 198 East College Street from the "R-2"/Two-Family Dwelling District to the PDOD/Planned Development Overlay District, to accommodate converting the existing school building into approximately 17 multi-family residential units, with a potential second phase to construct another building behind the school building. The comprehensive plan recommends that the Future Land Use of this property be zoned as a Neighborhood Mixed Use District, which would include multi-family residential and small-scale commercial uses. Porter clarified that if the new zoning map is adopted before final action on this application, the district intends to withdraw the current rezoning request and pursue the preferred mixed-use designation.

Council briefly discussed whether this would be approved by the developer's due diligence deadline.

**Roll Call**: 7 Ayes 0 Nays Motion Carried
(First reading)

D. Ordinance No. 26-38 AC CMS: An Ordinance Authorizing the City Manager to Enter into a Community Reinvestment Area (CRA) Agreement with Oberlin Place I, LLC, an Ohio Limited Liability Company, to Provide for New Senior Affordable Housing Units in the City of Oberlin to Go into Immediate Effect.

The Clerk read the Ordinance by number, title, and substantive portions.

Peterson, seconded by New, moved to approve the Ordinance on first reading.

The Council discussed the aforementioned ordinance, which authorizes a community reinvestment area tax abatement agreement with Oberlin Place One LLC for a senior affordable housing project at 450 West College Street. The ordinance includes a 100%, 15-year real property tax abatement for the Oberlin Place affordable senior housing project, with annual PILOT (payment in lieu of taxes) payments to be made to the Oberlin Schools in the amount of 100% of the property taxes that would otherwise be paid to the Schools if the abatement had not been granted, to ensure they are made whole.

Council discussed how construction project valuations are determined, including distinctions between affordable housing and market-rate valuations. They also reviewed the role of the low-income Housing Tax Credit and other funding mechanisms for the project as well as how these factors may impact overall development costs and rental rates.

**Roll Call**: 7 Ayes 0 Nays Motion Carried
(First reading)

Lopez, seconded by Peterson, moved to waive the three-readings rule for Ordinance No. 26-38 AC CMS.

**Roll Call**: 7 Ayes 0 Nays Motion Carried
(Waive the three-readings rule)

Lopez, seconded by Peterson, moved that Ordinance No. 26-38 AC CMS go into immediate effect in order to assist with the financing of a senior affordable housing project at 450 West College Street.

**Roll Call**: 7 Ayes 0 Nays Motion Carried
(Effective Immediately)

**7. COUNCIL COMMUNICATIONS:**

**(A). Referrals**

**(B). Advocacy**

**(C). Correspondence**

Council members shared updates on upcoming and canceled meetings, highlighted community events, including the Housing and Resource event mentioned during the HRC report, and noted ongoing interest in local development initiatives. They also raised general community awareness items, encouraging residents to remember to vote, highlighting the need to reinforce sidewalk maintenance, and acknowledging resident safety concerns related to reported ICE activity and siting.

**8. CITY MANAGER'S REPORT:**

Holcomb announced that Sustainability Coordinator Linda Arbogast was awarded the Bloomberg Youth Climate Action Fund grant for a second time, in the amount of $50,000, at the Bloomberg City Lab Summit 2026 in Madrid on April 29th. The City is one of 300 municipalities worldwide to receive this award.

**9. OPPORTUNITY FOR OTHER APPOINTEES TO REPORT:**

Clerk Anderson announced that there is one vacancy for the City Recreation Commission.

**10. PUBLIC PARTICIPATION:**

Lydia Young commended Council for prioritizing housing while urging members to exercise restraint, professionalism, and decorum in public discourse. She noted that using a public platform may be perceived as an abuse of power, create a chilling effect on community voices, and overlook the presence of differing perspectives among residents.

**11. ADJOURNMENT:**

Being that there was no additional business before Council, the regular meeting adjourned at 9:55 p.m.

**Attest:**

_____ _____

BELINDA B. ANDERSON, MMC
CLERK OF COUNCIL

EBONI A. JOHNSON
PRESIDENT OF COUNCIL

APPROVED:

POSTED:

DRAFT

# General Plan of Improvements
# Oberlin Water Treatment Plant


Jeff Baumann

Public Works Director

CITY OF OBERLIN
• Live • Learn • Lead •

Marvin Gnagy, P.E.

Owner - PMG Consulting, Inc.

pmg


Oberlin City Council Meeting

May 4, 2026

# Special Thanks to Team Members

- Jeff Baumann, Public Works Director
- Bill Albrecht, Superintendent
- Josh Keeler, Interim Superintendent
- John Beck, Lead Operator
- Brandon Johnson, Lab Technician

CITY OF OBERLIN
• Live • Learn • Lead •

- Burgess & Niple, Inc. - subcontractor

BURGESS & NIPLE

- Shoaf Consulting, LLC - subcontractor

SHOAF CONSULTING

- Fontus Blue, Inc. - subcontractor

fontusblue

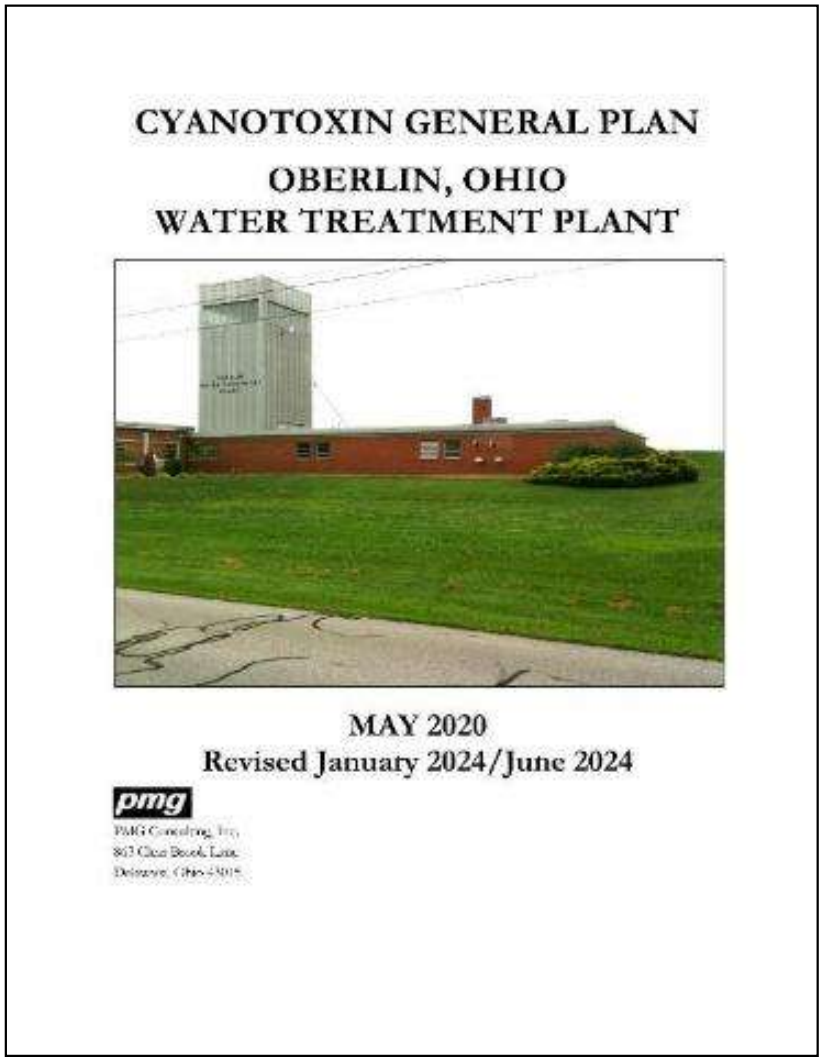
# Background and Context

- 1960 water treatment plant design trying to meet much more stringent water quality standards
  - Complex surface water treatment
  - Capital improvements and replacements budgeted and completed for more than 20 years
  - Drinking water requirements outpaced improvements
  - Historical issues with pipe scaling, turbidity violations, THM compliance, taste and odor complaints





# Background and Context




- 2020 Microcystin trigger level prompted Cyanotoxin General Plan
  - PMG Consulting/Fontus Blue hired to develop the study and plan
  - Developed multiple treatment barriers to remove microcystins from source water
  - Defined new reaction basin and carbon feed system needed for plant operations
  - Revised 2024, OEPA approvals obtained 2026

# Background and Context

- 2023 Operational Exceedance Level (OEL) THM's
  - PMG Consulting hired to review THM compliance and develop treatment adjustments to reduce system-wide THM levels
  - Reviews identified several process improvements needed
  - Demonstration study completed to enhance process treatments
  - PMG suggested development of General Plan of Improvements




Oberlin Water Treatment Plant
Predicted Total Trihalomethane Concentrations

| | |
|---|---|
| Total organic carbon (TOC), mg/L | 3.69 |
| $UV_{254}$ absorbance, $cm^{-1}$ | 0.056 |
| Chlorine dosage, mg/L | 4.06 |
| Water pH | 9.08 |
| Water temperature, °C | 6.0 |

| Average Distribution of TTHM compounds | |
|---|---|
| Chloroform, µg/L | 44.4 |
| Dibromochloromethane, µg/L | 6.0 |
| Bromodichloromethane, µg/L | 16.1 |
| Bromoform, µg/L | 0.7 |
| Average TTHM, µg/L (2004-2011 2Q) | 67.2 |

| | |
|---|---|
| Total THM predicted concentration | 65.6 µg/L |

| | |
|---|---|
| Average THM molecular weight | 131.35 |

# Background and Context



2023 Oberlin Reservoir Bloom

- 2023 Taste and Odor Occurrence
  - Algae bloom released taste and odor compounds into reservoir
  - Significant tastes and odors for short period
  - Obtained OEPA approval and installation of temporary carbon feed
  - Compound analysis and treatment adjustments followed
  - Ongoing seasonal reservoir issue
  - Prompted ultrasound investigation

# General Plan Purposes

- Identify gaps between current plant performance and modern drinking water standards and best practice metrics
- Review possible regionalization
- Review plant capabilities to meet regulations
- Review process treatments for applicable performance and compliance
- Eliminate scaling, turbidity, THM, and odor issues
- Review feasible alternatives
- Define operational and capital needs
- Project funding sources and costs



# Existing Treatment

- Oberlin Reservoir storage, pumping from Black River
- Pretreatment
  - Permanganate – preoxidation
  - Alum – coagulation and settling
  - Activated carbon – taste and odors/cyanotoxins
  - Lime – softening
  - Carbon dioxide – pH adjustment
  - Phosphate – filter scaling and corrosion control
  - Fluoride – fluoridation requirements in Ohio
  - Filtration – turbidity removal
  - Chlorine – disinfection
- Waste Handling
  - Backwash recycle to reservoir
  - Lagoon dewatering of spent lime







# Prior Related Studies

- 2000 Water General Plan
- 2006 Water System Study
- 2011 THM Reduction Study
- 2020 Corrosion Control Study
- 2020/2024 Cyanotoxin General Plan
- 2023 THM Reduction Study
- 2023 Taste and Odor Occurrences
- 2023 Chloramination Study
- 2023 Two-stage Treatment Demonstration/Optimization Study
- 2023 Water Age Mapping and Chlorine Decay Modeling
- 2024 Filter Assessment Report
- 2024 Ultrasound Demonstration Study
- 2024 Clearwell Inspection Report
- 2024 Water Quality Management Plan
- 2024 Alternate Coagulant Demonstration Study
- 2025 Filter Media Replacement Design
- 2025 Spent Lime Dewatering and Lagoon Investigations
- 2025 Ferric Chloride Conversion Design
- 2026 General Plan of Improvements

# Ongoing Related Work

- 2024 Turbidity Reporting Changes
- THM Reduction Assistance
- Softening Adjustment Assistance
- Reservoir Pumping and Water Quality Management Assistance
- Temporary Carbon Feed Approvals
- Algaecide Application and Approval
- Negotiations with Ohio EPA
- Technical Assistance for Staff
- 2026 Coagulant Conversion
- 2026 Filter Rehabilitation
- 2026 Backup Caustic Soda and Orthophosphate Design
  - If lime feeders fail
- 2026 Corrosion Control Treatment Reviews
- 2026 Ultrasound Unit Design
- 2026 General Plan of Improvements Design

# Plan Development Processes

- Scientific investigations to verify unit process efficiencies and needs for enhanced treatment techniques
  - Studies and demonstration projects
  - Water quality analyses
- Evaluate alternate technologies for softening treatment
- Assess technologies to better remove organics for THM control
- Verify chemical feed systems adequately produce desire water quality
- Review existing buildings for future life expectancy
- Review capital improvements and R&R projects
- Review distribution operations and possible water quality improvements

# Overview of Planning Scope

- Review monthly operating reports
- Review studies by others
- Assess each treatment process
- Evaluate existing chemical feed systems
- Evaluate waste handling systems
- Review pumping systems
- Review current and future standards compliance
- Identify operating and capital needs for next 20 years





# Recommended Improvements

| CAPITAL IMPROVEMENTS NEEDED TO MAINTAIN REGULATORY COMPLIANCE |
|---|
| **Proposed Capital Improvement** |
| New rapid mixers and removal of existing mixers (2) |
| New sedimentation basin weirs and removal of existing weirs (2 basins) |
| Replace coagulant spill piping below floor |
| Install tube settlers in stabilization basin |
| Filter media replacement |
| Spare sludge pump |
| Demolish and remove polymer feed systems |
| Refinish lab cabinets |
| Replace existing SCADA system |
| Interior painting |
| Replace fluoride and phosphate scales and feed pumps |
| Additional coagulant storage and transfer pumping |
| Addition of caustic soda feed (pH adjustment in lieu of lime) |
| Replace chlorine gas with sodium hypochlorite |
| Install permanganate reaction basin |
| Install bulk carbon storage and feed system |
| Lagoon decant structure improvements |

# Recommended Improvements

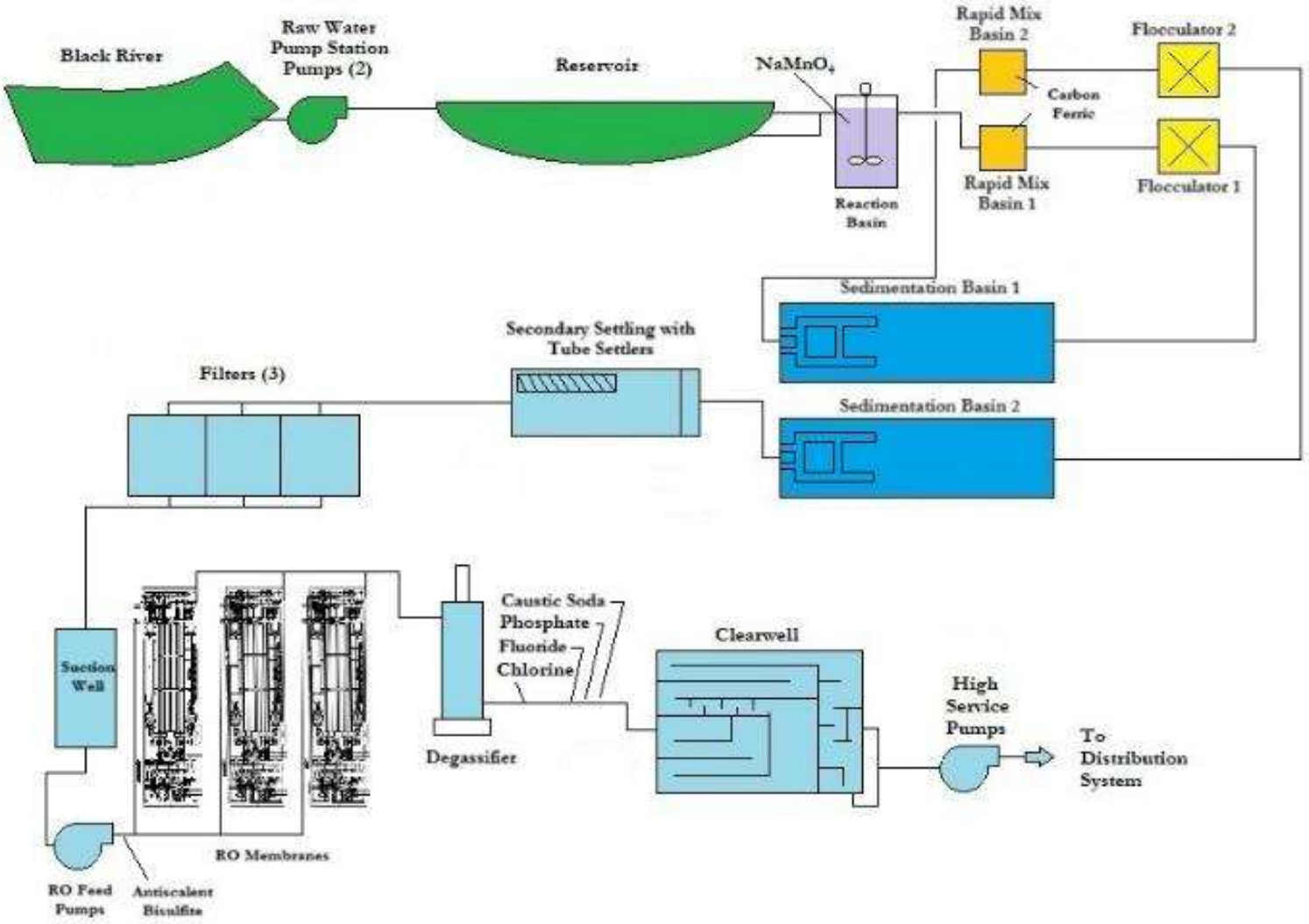
| PROBABLE CAPITAL IMPROVEMENTS<br>REVERSE OSMOSIS (RO) MEMBRANE TREATMENT<br>ALTERNATIVE FOR FUTURE COMPLIANCE |
|---|
| **Proposed Capital Improvement** |
| Concrete suction well and excavation |
| RO feed pumps (3) |
| RO bypass pumps (2) |
| Inlet, outlet, and bypass piping |
| Building structure including insulation, HVAC, electrical, plumbing, and controls |
| RO skids, cartridge filters, antiscalant feed system, clean-in-place chemical feed systems, and controls |
| Degassifier |

# Recommended Improvements



- Reverse osmosis (RO) membrane systems
- Provide softening to eliminate lime feed
- Remove numerous organics better than conventional treatment
- Produce secondary filtration and reduce soluble salts/metals
- Enhance water quality

# Future Treatment



# Preliminary Probable Costs

- Existing Plant
  - $2,641,000 construction
  - $476,000 design
  - $528,000 contingency
  - $3,645,000 project costs
- Improvements to continue compliance

- New RO Facility
  - $5,648,000 construction
  - $1,017,000 design
  - $1,130,000 contingency
  - $7,795,000 project costs
- RO Membranes were least expensive alterative for future compliance

Combined project costs

$11,440,000

# Anticipated Rate Impact

- Projected 28 percent increase in rates to pay for improvements
- Oberlin currently increasing rates to prepare for projects
- Average water
  - Current $51.40 per month
  - Projected $65.80 per month
  - Increase $14.40 per month
- Purchased water from Elyria
  - $74.00 per month
- Purchased water from RLCWA
  - $96.93 per month

# Next Steps

- City Council consensus on improvements
- RFQ development and engineer selection
- Procure design loan
- Contract design
- Ohio EPA approvals/permits
- Procure construction loan
- Construction bid and award
- Construction of improvements
- Potential 5-year process



# Project Schedule

| OBERLIN WATER TREATMENT PLANT PHASED IMPROVEMENT PROJECTS<br>PROJECTED PROJECT SCHEDULES | | | |
|---|---|---|---|
| **Improvements Tasks Phase 1** | **Completed by** | **Improvements Tasks Phase 2** | **Completed by** |
| Complete General Plan of Improvement and submit to Ohio EPA | June 30, 2026 | | |
| Develop and apply for design loan with assistance from Great Lakes Community Action Partnership | June 30,2026 | Develop and apply for design loan with assistance from Great Lakes Community Action Partnership | **December 15, 2027** |
| Obtain approval for design loan | September 30, 2026 | Obtain approval for design loan | **March 30, 2028** |
| Complete qualification-based selection of engineering design firm | September 30, 2026 | Complete qualification-based selection of engineering design firm | **March 30, 2028** |
| Contract with selected engineering design firm and begin design of improvements | December 1, 2026 | Contract with selected engineering design firm and begin design of improvements | **July 30, 2028** |
| Ohio EPA general plan review and approval completed | December 15, 2026 | | |
| Phase 1 improvements design completed and detail plans submitted to Ohio EPA | June 30, 2027 | Phase 2 improvements design completed and detail plans submitted to Ohio EPA | **March 30, 2029** |
| Develop and apply for construction loan with Great Lakes Community Assistance Partnership | September 30, 2027 | Develop and apply for construction loan with Great Lakes Community Assistance Partnership | **June 30, 2029** |
| Ohio EPA detail plan review complete and plan approval granted | **December 15, 2027** | Ohio EPA detail plan review complete and plan approval granted | **September 30, 2029** |
| Bid and award Phase 1 construction contracts | **March 30, 2028** | Bid and award Phase 1 construction contracts | **December 1, 2029** |
| Construction loan award approved | **March 30, 2028** | Construction loan award approved | **December 1, 2029** |
| Begin construction of Phase 1 improvements | **March 30, 2028** | Begin construction of Phase 2 improvements | **December 1, 2029** |
| Phase 1 improvements construction complete | **June 30, 2029** | Phase 2 improvements construction complete | **March 30, 2031** |
| Design loan and construction loan rolled into one loan | **June 30, 2029** | Design loan and construction loan rolled into one loan | **March 30, 2031** |

# Questions

**DRAFT**

**Minutes of the Regular City Council Meeting**
Held May 18, 2026
7:00 p.m.

A regular meeting of the Oberlin City Council was held on May 18, 2026, in the Council Chambers of the Oberlin City Hall, located at 85 S. Main Street, Oberlin, Ohio. Council President Eboni Johnson called the meeting to order at 7:00 p.m. Roll Call was taken as follows:

## 1. COUNCIL BUSINESS

**a.** Call Regular City Council Meeting to Order and Roll Call – 7:00 p.m.

| **Council Members**: | Present | Absent |
|---|---|---|
| Joseph Waltzer | ☒ | ☐ |
| Jessa D. New | ☒ | ☐ |
| Michael McFarlin | ☒ | ☐ |
| Libni Lopez | ☒ | ☐ |
| Sondra Miller | ☒ | ☐ |
| Kristin Peterson | ☒ | ☐ |
| Eboni A. Johnson, President | ☒ | ☐ |

**Appointees Present:**

Greg Holcomb, City Manager
Jon Clark, Law Director
Belinda Anderson, Clerk of Council
Marin Fowler, Finance Director

**b.** Approval of Minutes –Regular City Council Meeting – April 20, 2026; Special City Council Meetings; April 27, 2026, and April 30, 2026, and Public Hearing – May 4, 2026

Minutes approved as submitted.

**c.** Presentation and Discussion of OEAC Planning and Next Steps

The Council heard from Jeff Baumann, Public Works Director, and Jason Nolde, Project Manager GPD Group, who presented an update on the Oberlin Enrichment and Activity Center (OEAC) facilities planning process and proposed next steps.

The presentation covered the following highlights:

- Project Overview
- Stakeholder and Community Engagement recap
- Facility Assessment Recap
- Program of Requirements
- Code Research
- Conceptual Renderings
- Phasing + Prioritization
- Financing and Potential Funding Opportunities
- Construction procurements

The presenter noted that the next steps will include addressing deferred maintenance items on the buildings recommended for retention, identifying and pursuing applicable grant opportunities aligned with the project timeline, and advancing the design process for Phase 1. Phase 1 is anticipated to require approximately six months for design and an additional twelve months for construction.

Members of Council discussed the merits of constructing a new facility versus renovating an existing structure and raised questions about financing a project of this scale. It was noted that a levy would be the primary funding mechanism, with consideration given to both one-time and recurring options. Discussion also included the operational costs of a full-time recreation center, including staffing and maintenance. Members acknowledged the potential need for a smaller levy to support staffing and emphasized the lack of accessible, low-cost space for teenagers. The project was recognized as aligning with the City's comprehensive and social equity plans and members noted the potential for job creation as an added benefit. Council requested that the presentation be linked to the meeting agenda and indicated a council retreat would be scheduled to discuss financial considerations further.

Clerk Note: A copy of the PowerPoint presentation providing a more comprehensive overview of the project is attached to the minutes

**2. ANY CONCERNS NOT ON THE AGENDA MAY BE BROUGHT TO THE ATTENTION OF THE COUNCIL AT THIS TIME**

McFarlin, seconded by New, moved to adjourn into executive session after the conclusion of the regular meeting for the purpose of discussing the employment and compensation of public officials and to invite the Finance Director.

**Roll Call**: 7 Ayes 0 Nays Motion Carried

**3. OPPORTUNITY FOR A REPORT FROM A CITY BOARD OR COMMISSION REPRESENTATIVE**

N/A

**4. OPPORTUNITY FOR A REPORT FROM AN ADMINISTRATIVE DEPARTMENT REPRESENTATIVE**

Members of Council heard from Community Liaison Terri Richardson Sanders, who introduced Oberlin High School teacher Kurt Russell and his Current Events class to do a presentation. Sanders noted that the collaborative effort aligned with Section 8 of the Social Equity Plan, which focuses on

education initiatives in schools and includes the participation of various stakeholders throughout the Oberlin Community, including Oberlin City Hall, the League of Women Voters and Oberlin Community Services, to name a few.

The students presented on various issues impacting the Oberlin community, including voter turnout and civic involvement, the impacts of recreational activities on mental health in Youth, the lack of Recreational areas for young adults in Oberlin, Safety and Traffic Awareness in the City of Oberlin, mainly considering College students, Affordable housing in Oberlin, and Police brutality and community relations.

*Clerk Note: A copy of the presentation is attached to the minutes.*

## 5. OLD BUSINESS:

A. Ordinance No. 26-26 AC CMS: An Ordinance Adopting a New Part 13, Title Five – Planning and Zoning Code of the Oberlin Codified Ordinance (3rd)

The Clerk read the Ordinance by number and title only.

McFarlin, seconded by New, moved for passage of the ordinance on third reading.

Council noted that the zoning code review was still ongoing and that a special meeting was scheduled for June 2, 2026. Council discussed postponing the vote until after the special meeting.

New, seconded by Waltzer, moved to postpone Ordinance No. 26-26 AC CMS for the third vote until the June 15th regularly scheduled City Council meeting.

**Roll Call**: 7 Ayes 0 Nays Motion Carried (Postponed)

B. Ordinance No. 26-27 AC CMS: An Ordinance Adopting a Zoning Map for the City of Oberlin, Ohio (3rd)

The Clerk read the Ordinance by number and title only.

New, seconded by McFarlin, moved for passage on the third reading of the ordinance.

Waltzer, seconded by New, moved to postpone Ordinance No. 26-27 AC CMS to the June 15, 2026, meeting.

**Roll Call**: 7 Ayes 0 Nays Motion Carried (Postponed)

C. Ordinance No. 26-33 AC CMS: An Ordinance Authorizing the City Manager to Enter into an Agreement with Community Hub Incorporated, Authorizing the Expenditure of Funds from the Sustainable Reserve Fund (3rd)

The Clerk read the Ordinance by number and title only.

New, seconded by Peterson, moved for passage on the third reading of the ordinance.

Members of Council heard from Linda Arbogast, Sustainability Coordinator, and Dr. Jon Peterson regarding, Principal Owner of Community Hub regarding the proposal to continue utilizing the Community Hub Environmental Dashboard an accountability tool that is used to promote and implement the Climate Action Plan goals.

Council discussed the SRF allocations process, community engagement metrics, and reporting options, and expressed mixed understanding of how the dashboard is used, noting limited engagement data and uncertainty about whether departments or residents actively rely on the information. Concerns were raised about the overall cost, particularly the long-term financial commitment and whether funds are primarily supporting communications rather than measurable outcomes. A suggestion was made to develop a mobile app version of the dashboard, enabling a more personalized experience where individuals can easily track and understand their own contributions toward the City's climate neutrality goals. Administration expressed a desire to have the reports given on a more frequent basis and finding a way to make the information provided on the dashboard more useful.

Clarification was provided regarding a number of concerns, including the five-year contract duration, the annual review process, the integration of dashboard displays in schools and local businesses, the value that the dashboard has brought to organizations supporting sustainability initiatives, the impact the "later is too late" campaign made, and recent grant funding received by the Community Hub.

Members supported for renewing the contract, with the option to reconsider the agreement on an annual basis. They also supported the City's managers suggestion to hear updates on a quarterly basis moving forward.

**Roll Call**: 7 Ayes 0 Nays Motion Carried
(3rd Reading)

D. Ordinance No. 26-37 AC CMS: An Ordinance Amending the City of Oberlin zoning Map to Rezone Land Located at 198 East College Street From the "R-2"/Two-Family Dwelling District to the "PDOD"/Planned Development Overlay District (2nd)

The Clerk read the Ordinance by number and title only.

New, seconded by Peterson, moved to approve the Ordinance on second reading.

Members of Council heard from Planning and Development Director Carrie Porter, who reported that the previous developer had withdrawn his petition for the lot. The school district has requested that the ordinance proceed on second reading to allow time to determine its next steps regarding the property.

Council discussed whether to proceed with the rezoning request, given the absence of an active development plan and the pending adoption of the new city-wide zoning map. Council agreed to pass the ordinance on second reading and invite the School District to the next meeting to provide input regarding next steps.

**Roll Call**: 7 Ayes 0 Nays Motion Carried
( 2nd Reading)

**6. NEW BUSINESS:**

A. Ordinance No. 26-39 AC CMS: An Ordinance Authorizing the City Manager to Enter into a Master and Other Agreements with Quality Control Inspection, Inc. of Garfield Heights, Ohio, for Professional Construction Inspection Services for Capital Construction Projects in the City of Oberlin, Ohio to Go into Immediate Effect

*(Johnson handed the gavel to the vice president of Council and exited the meeting.)*

The Clerk read the Ordinance by number, title, and substantive portions.

New, seconded by Peterson, moved to approve the Ordinance on first reading.

Members of Council heard from Jeff Baumann, Public Works Director, who recommended continuing the Master Services agreement with Quality Control Inspection, Inc. to provide construction administration and inspection services on a project-by-project basis.

*(Johnson returned to the meeting.)*

McFarlin, seconded by Peterson, moved to waive the rule requiring three readings for Ordinance No. 26-39 AC CMS.

**Roll Call**: 7 Ayes 0 Nays Motion Carried
(Suspension of Rules)

McFarlin, seconded by Peterson, moved that Ordinance No. 26-39 AC CMS go into immediate effect to ensure the quality of pending and imminent public improvement projects.

**Roll Call**: 7 Ayes 0 Nays Motion Carried
(Effective Immediately)

B. Ordinance No. 26-40 AC CMS: An Ordinance Authorizing an Increase in Compensation for the City Law Director, and Amending Ordinance No. 13-13 AC CMS, Appointing the Law Director for the City of Oberlin to Go into Immediate Effect

The Clerk read the Ordinance by number, title, and substantive portions only.

*(Peterson exited the meeting.)*

New, seconded by Lopez, moved for passage on first reading of the Ordinance.

New, seconded by McFarlin, moved to waive the rule requiring three readings for Ordinance No. 26-40 AC CMS.

**Roll Call**: 6 Ayes 0 Nays Motion Carried
(Suspension of Rules)

*(Peterson returned to the meeting.)*

New, seconded by Lopez, moved that Ordinance No. 26-40 AC CMS go into immediate effect in order to provide for the adjustment to the compensation for the law director to coincide with the annual compensation adjustment schedule for all City employees.

DRAFT

**Roll Call**: 7 Ayes 0 Nays Motion Carried
(Effective Immediately)

C. Ordinance No. 26-41 AC CMS: An Ordinance Appointing Greg Holcomb as Treasurer for the City of Oberlin, Ohio, and Repealing Ordinance Number 24-28 AC CMS to go into Immediate Effect.

The Clerk read the Ordinance by number, title, and substantive portions.

New, seconded by Peterson, moved for passage on the first reading of the Ordinance.

McFarlin, seconded by New, moved to waive the rule requiring three readings for Ordinance No. 26-41 AC CMS.

**Roll Call**: 7 Ayes 0 Nays Motion Carried
(Suspension of Rules)

McFarlin, seconded by Peterson, moved that Ordinance No. 26-41 AC CMS go into immediate effect to transition the duties of the city treasurer to the city manager to facilitate the management of city finances.

**Roll Call**: 7 Ayes 0 Nays Motion Carried
(Effective Immediately)

D. Ordinance No. 26-42 AC CMS: An Ordinance Authorizing an Increase in Compensation for the City Clerk of Council and Amending Ordinance No. 07-51 AC CMS as amended, Appointing the City Clerk, Clerk of Oberlin City Council, to go into Immediate Effect

*(New exited Council Chambers.)*

The Clerk read the Ordinance by number, title, and substantive portions.

Lopez, seconded by McFarlin, moved for passage on the first reading of the Ordinance.

Lopez, seconded by Peterson, moved to waive the rule requiring three readings for Ordinance No. 26-42 AC CMS.

**Roll Call**: 6 Ayes 0 Nays Motion Carried
(Suspension of Rules)

Lopez, seconded by Miller, moved that Ordinance No. 26-42 AC CMS go into immediate effect to provide for the adjustment to the compensation for the Clerk of Council to coincide with the annual compensation adjustment schedule for all city employees.

**Roll Call**: 6 Ayes 0 Nays Motion Carried
(Effective Immediately)

## 7. COUNCIL COMMUNICATIONS:

**(A). Referrals**

**(B). Advocacy**

**(C). Correspondence**

DRAFT

*(New re-entered Council Chambers.)*

Council members provided updates on their respective boards and commissions, including the Historic Preservation Commission, the Human Relations Commission, the Social Equity Implementation Committee, the Oberlin Community Improvement Corporation, and the Recreation Commission. Members also reported on their attendance at community events, including the Public Works Open House, a Green Building Challenge webinar (where Linda Arbogast and Carrie Porter were recognized for the Oberlin E-Bus Service), and an upcoming American Municipal Power(AMP) event in Columbus. In addition to updates and reports, Lopez announced that he would not attend the next Council meeting, and McFarlin noted that he would not attend the upcoming agenda-setting meeting on Thursday.

## 8. CITY MANAGER'S REPORT:

Council Manager Greg Holcomb reported on the following:

- The Lorain County Department of Health is dedicating a staff member to assist the Social Equity Implementation Committee in future meetings.
- The Economic Development Officer position has been posted, and applications are being received.
- The City is currently advertising multiple open positions, including a Code Enforcement Officer.
- A successful "Keep Oberlin Beautiful" event took place over the weekend, coordinated by Recycling Coordinator Lori Sprosty.
- City staff are participating in an internal Health Insurance Step Challenge.

## 9. OPPORTUNITY FOR OTHER APPOINTEES TO REPORT:

No reports from other appointees were provided.

## 10. PUBLIC PARTICIPATION:

No additional public comments were offered.

## 11. ADJOURNMENT:

Council adjourned into executive session at 9:06 p.m. The Executive Session was called to order at 9:13 p.m.

McFarlin, seconded by Lopez, moved to adjourn from executive session and reconvene the regular council meeting at 10:20 p.m.

Being that there was no additional business before Council, the regular meeting adjourned at 10:20 p.m.

**Attest:**

| | |
|---|---|
| _____ | _____ |
| BELINDA B. ANDERSON, MMC | EBONI A. JOHNSON |
| CLERK OF COUNCIL | PRESIDENT OF COUNCIL |
| | |
| APPROVED: | POSTED: |

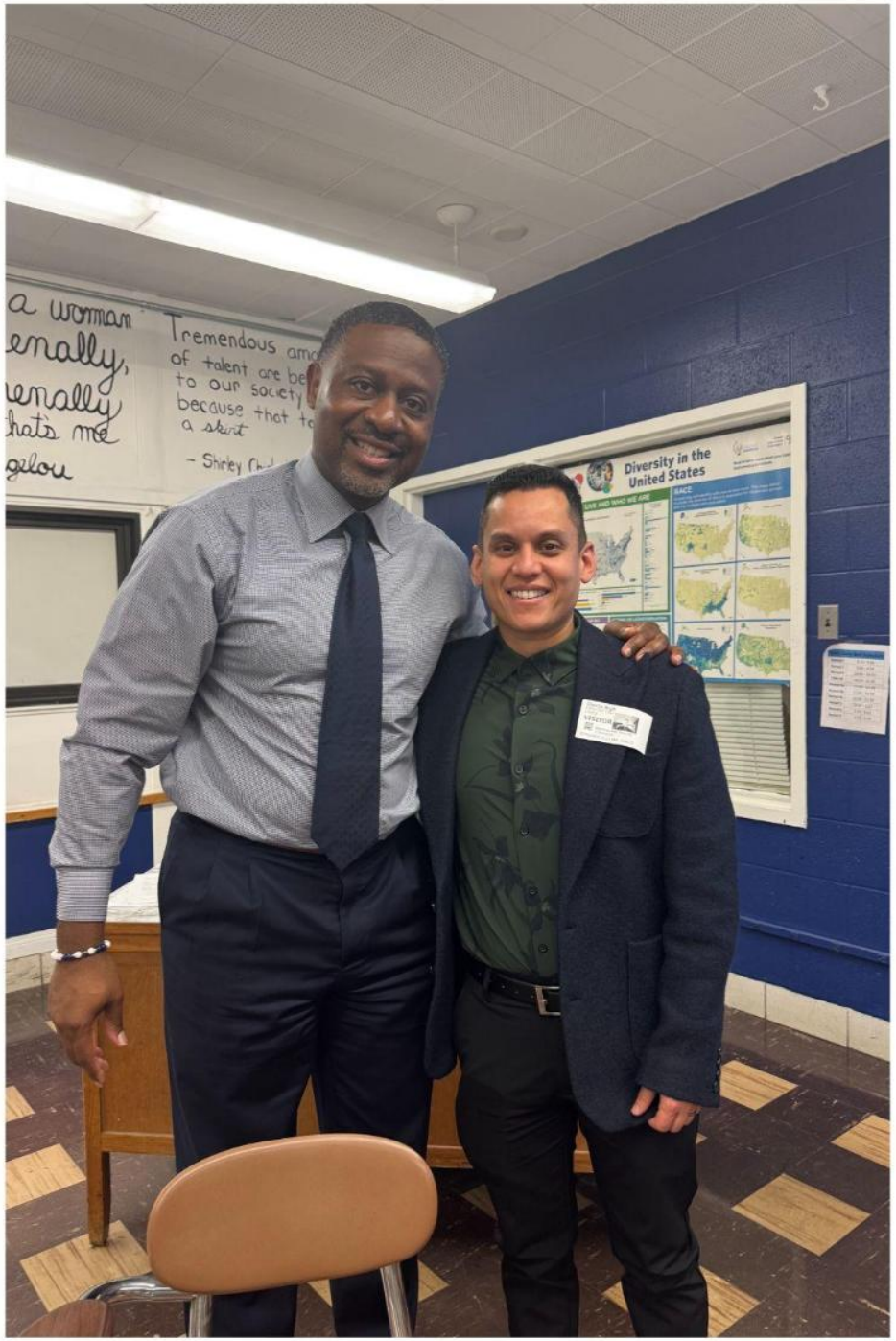
DRAFT

# Current Issues Learning Presentation

Instructors - Kurt Russell

Co Instructors: Lydia Young & Terri Richardson-Sanders


There is no limit to what we as women, can accomplish
-Michelle Obama
My coach said I run like a GIRL. And I said if he ran a little faster HE COULD TOO
MALICE TOWARDS NONE
-ABRAHAM LINCOLN
My mother told me to be a lady. And for her, that meant be your own person be...
INDEPENDENT
-Ruth Bader Ginsburg
GRATULATIONS!

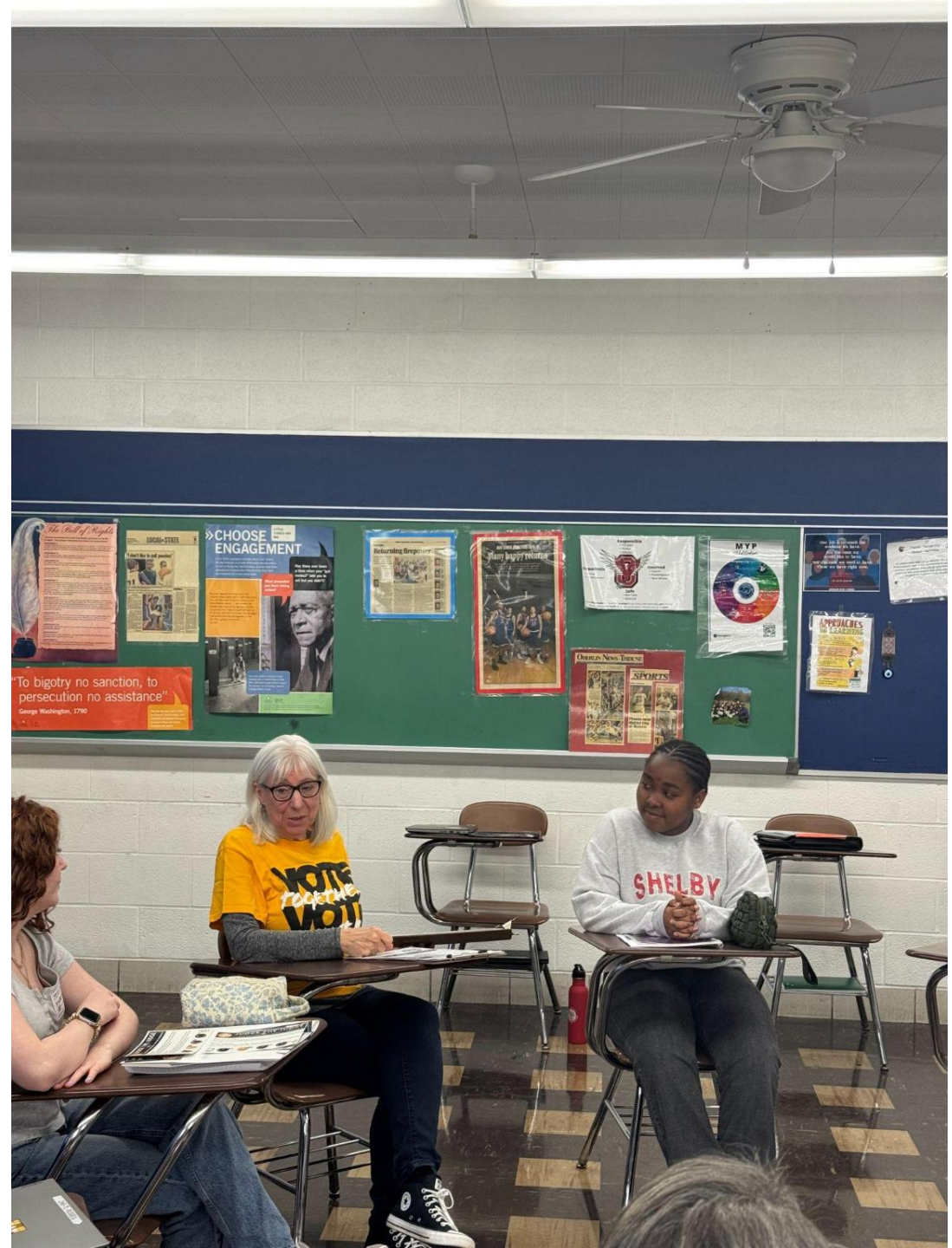

Diversity in the United States


CONGRATULAT
National Teacher
of the Year
Mr. Russell
SCHOOL DIST


MR.
RUSSELL






"To bigotry no sanction, to persecution no assistance"
George Washington, 1790
CHOOSE ENGAGEMENT
SPORTS
MYP
SHELBY


There is no limit to what we, as women, can accomplish
-Michelle Obama
I run like a GIRL And I said if he ran a little faster HE COULD TOO
MALICE TOWARDS NONE
-ABRAHAM LINCOLN
My mother told me to be a lady And for her, that meant be your own person be... INDEPENDENT
-Ruth Bader Ginsburg
-Maya Angelou

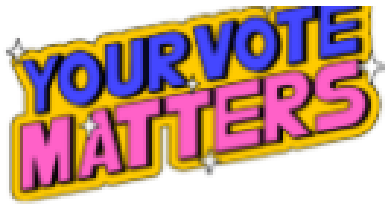


# Lydia Huff

## Young Voter Turnout and Civic Involvement






# Lydia Huff



- My topic focuses on the increasingly low turnout for young voters due to lack of motivation and understanding.

- Turnout rates tend to be around 30% for people below the age of 30 compared to around 60% for people above the age of 30
- This could mean the next generation is not fully understanding the value of voting
- Young voter turnout fluctuates significantly from year to year
- Turnout for primaries and local elections is only 10% total, with young people making up very little of this percentage

- Make sure all college students have easy access to registration and information on how to vote and what they’re voting for
- Stress importance and value of voting in schools
- Help from the League of Women Voters

# John

Youth Mental Health challenges and solutions with recreation.








# John

- Summary: The topic of youth mental health is a challenging thing to change head on and using Recreation specifically with sports to create connection and resources to reach out to. This helps kids to connect with other kids in ways they wouldn't without being active. Research shows that not only does physical activity create better mental health but also creates long lasting friendships.





# Ashton Stephens

The lack of Recreational areas for young adults in Oberlin.







# Ashton Stephens

- 16 Parks
  - 4 Playground
  - 3 Fitness Areas
    - 5 Baseball Fields
    - 8 Soccer Fields
    - 2 Basketball Courts
  - 1 Garden
  - 3 Historic Sites
  - 5 Nature Sites

| | |
|---|---|
| Children's Area | More Mature Area |
| Playgrounds | Garden |
| Sports Fields | Historic Sites |
| | Nature Sites |

# Sofia Michael

Safety and Traffic awareness in the city of Oberlin mainly considering college students.



# Sofia Michael

- This is an issue because most of Oberlin college students and pedestrians are not paying attention when they are crossing the streets.
- According to the Campus safety officers, they usually receive two cases every week.
- The issue can result into bad accidents that can cause severe injury or sometimes death.
- I chose this topic because I wanted to show emphasis of the issue, and I want to help in preventing unexpected accidents and also to make people like drivers, bikers and pedestrians feel more safe while they are using the roads or crossing the streets.

# Mar'Layihia Froust

## Affordable Housing located in Oberlin



# Mar’Layihia Froust

- Summary: Housing in Oberlin is extremely difficult. I say this is because new-term and long-term residents are finding it hard to find affordable housing. Because Oberlin College has been buying up housing, and the cost of rent isn’t necessarily within an individual's budget. Including having certain neighborhoods being redlined. This topic is extremely important to me because I had to go through a process like this, leaving the home I lived in for my entire life to move to a neighboring county.




# Z’Oceian Shaniuk




Police brutality and community relations









# Z

- I am half african american, so half of my family could have been involved with police brutality, as well as me. I also believe that this issue is still a big problem that is going on in the world(currently and in the past).
- My topic is police brutality and community relations with the police.
  Due to the abuse and devastating events caused by them, many families in communities fear or are uncomfortable with being around police officers
- If the people who are supposed to make you feel protected, make you feel the opposite, what good are they then
- A community get together including the police department, where everyone communicates with the different families and talk to the officers. So they will get more comfortable with them and maybe relate to them.



# Thank You

- Final remarks




GPD GROUP

# CITY OF OBERLIN
# CITY COUNCIL MEETING

## ENRICHMENT AND ACTIVITY CENTER UPDATE

MAY 18, 2026

# AGENDA

- Project Overview
- Stakeholder and Community Engagement Recap
- Facility Assessment Recap
- Program of Requirements
- Code Research
- Conceptual Renderings
- Phasing + Prioritization
- Financing and Potential Funding Opportunities
- Construction Procurement
- Next Steps



*“To be a welcoming and inclusive intergenerational city recreation and community enrichment hub where people of all ages, backgrounds, and abilities can come together to connect, grow and thrive.”*

*-OEAC Vision Statement*

# PROJECT OVERVIEW

# Phase I Scope Overview

- Stakeholder Engagement

  Meet with groups to determine space needs

- Community Engagement

  Surveys, community events and ongoing updates

- Facility Assessment

  Architecture and Engineering review and report

- **Programming**

  **Create spatial program based on stakeholder feedback**

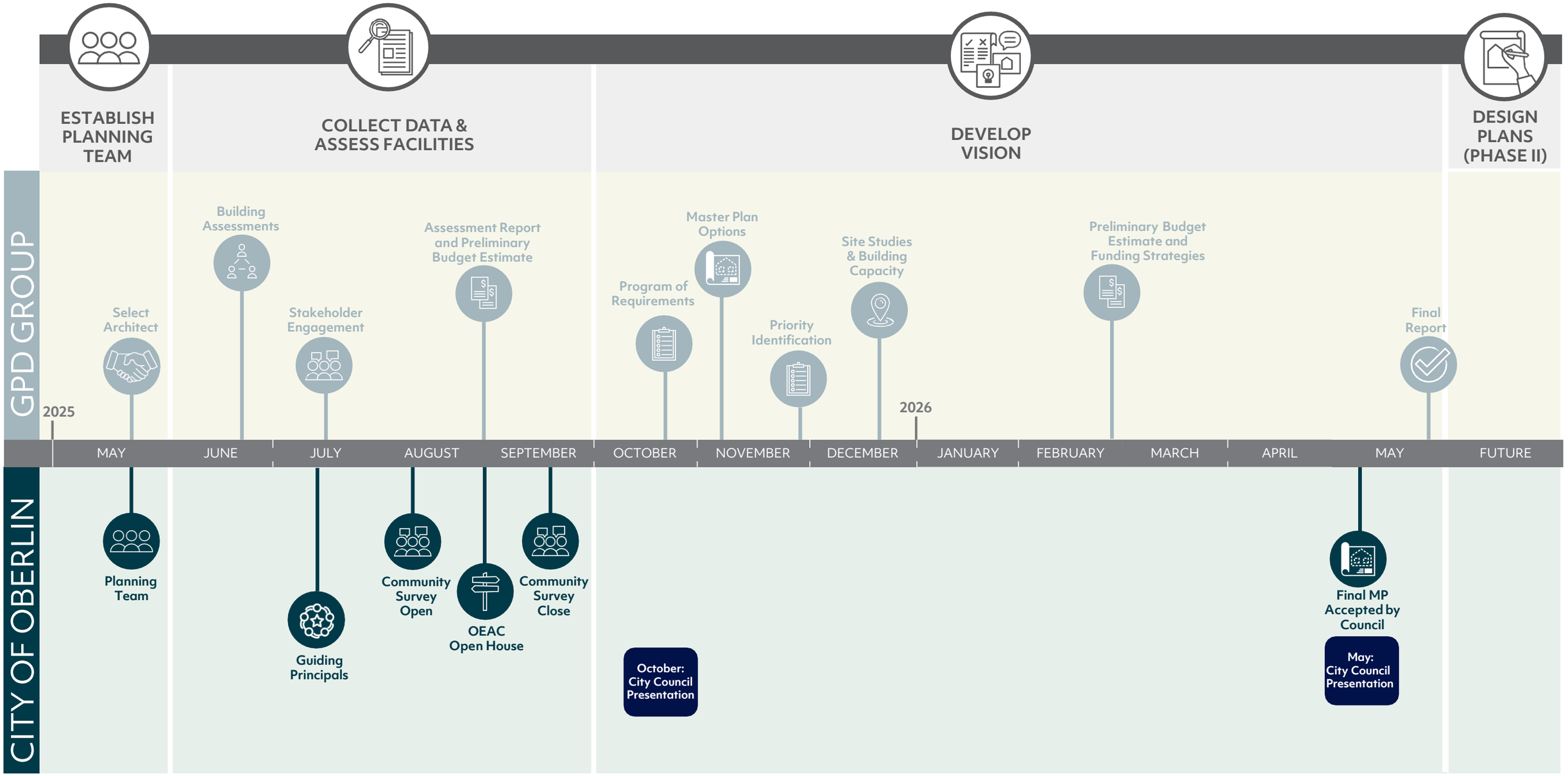
- **Master Planning**

  **Site and building design options based on program and community input**



OBERLIN ENRICHMENT AND ACTIVITY CENTER

# Project Timeline

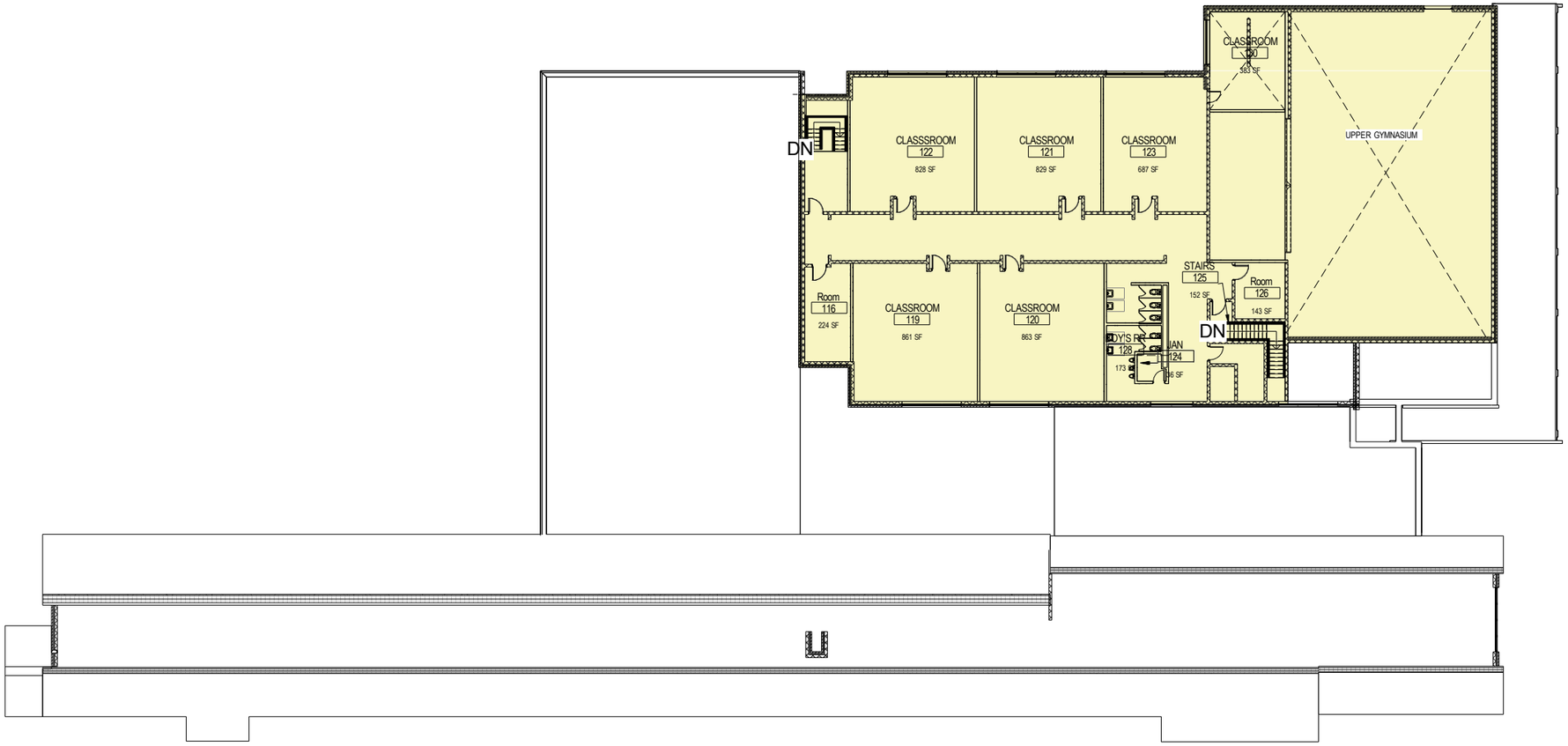


# Floor Plans




FIRST FLOOR

# Floor Plans

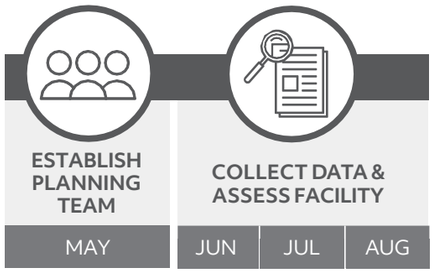



SECOND FLOOR

# STAKEHOLDER AND COMMUNITY ENGAGEMENT RECAP

OBERLIN ENRICHMENT AND ACTIVITY CENTER

# Stakeholder Engagement





CITY OF OBERLIN
• Live • Learn • Lead •

Oberlin Enrichment and Activity Center Community Vision Survey

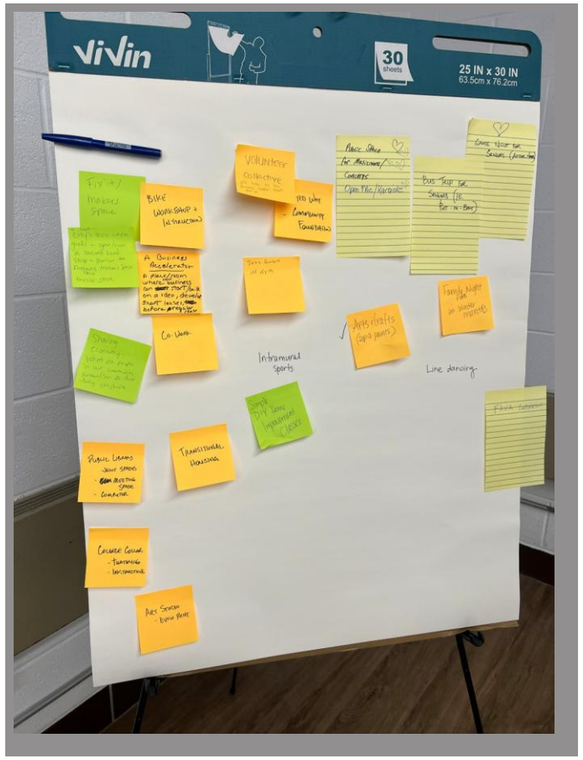
The City of Oberlin is exploring how to best repurpose the former Prospect Street Elementary School into the Oberlin Enrichment and Activity Center (OEAC). Current uses for the Recreation Department and for Oberlin Seniors are expected to continue. We'd like your input on how to enhance these uses and on other compatible uses the City should consider incorporating into the OEAC.

## Planning Team

## Internal & Adjacent Stakeholder Outreach

- Recreation Department
- Seniors
- Oberlin Kids
- City Departments
  - IT
  - Sustainability Coordinator
  - City Planning and Development Director
- Open Space and Visual Environment + Recreation Commissions Joint Meeting
- Oberlin Community Services
- Oberlin Public Library






## OEAC Open House

## Community Vision Survey

- 265+ Responses (digital + paper)

# FACILITY ASSESSMENT RECAP

OBERLIN ENRICHMENT AND ACTIVITY CENTER

# Site + Building Assessment Overview

**Site:**

New playground, address pavement issues, repair concrete walks and curbs. Address accessibility.

**Building:**

New windows and doors, repair exterior masonry, new roofing.

**HVAC:**

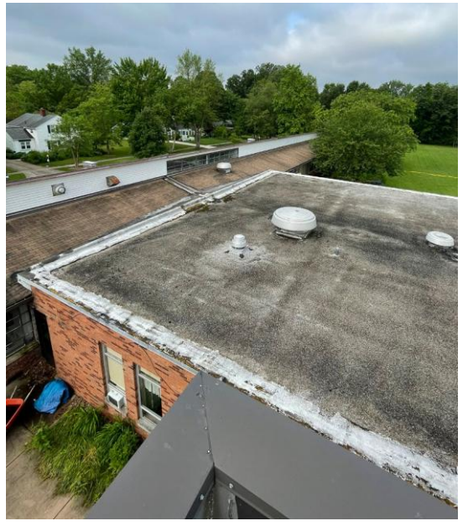
Replace overall heating, ventilating and air conditioning system to achieve compliance with Ohio Building Code for Energy and ventilation (air changes) and to meet CAP goals where feasible.

**Plumbing:**

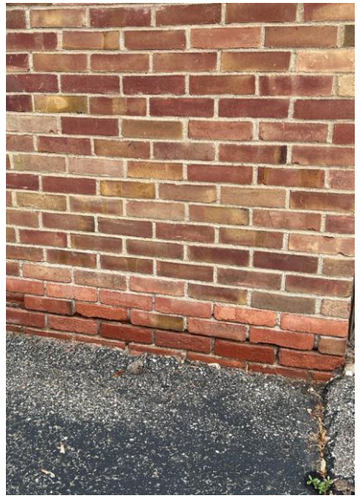
Upgrade plumbing fixtures and equipment in restrooms and kitchen.

**Electrical:**

Continuing evaluation of electrical loads based on future uses as determined by the building master plan, CAP goals and existing equipment to remain. Upsizing the transformer, replacing the main switch gear and branch panels, and new wiring will be required should the building go all-electric. It is recommended to replace outdated electric panels and associated wiring to meet current code compliance.











# Cost Estimate Breakdown

## Overall Building Assessment Cost Breakdown

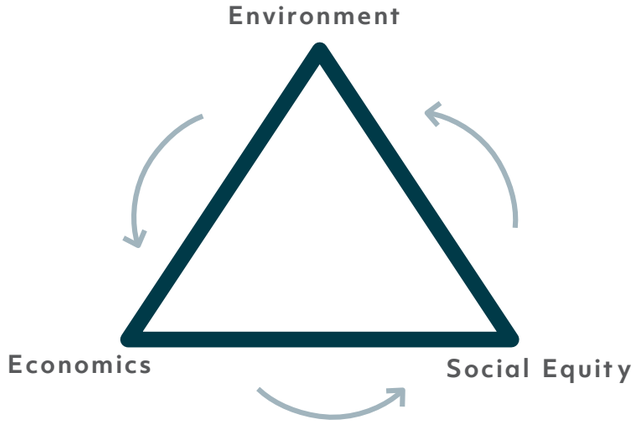
| Category | % | Cost/ SF | System Costs |
|---|---|---|---|
| Heating, Ventilating & A/C | 20.46% | $30.88 | $1,219,653 |
| Roofing | 7.88% | $11.90 | $469,897 |
| Electrical | 7.47% | $11.28 | $445,537 |
| Plumbing | 2.82% | $4.25 | $168,030 |
| Windows | 6.76% | $10.20 | $403,093 |
| Structure | 2.37% | $3.57 | $141,000 |
| General Finishes | 6.35% | $9.58 | $378,383 |
| General Lighting | 6.51% | $9.83 | $388,200 |
| Emergency/Egress Lighting | 0.25% | $0.38 | $15,000 |
| Fire Alarm | 0.83% | $1.25 | $49,375 |
| Handicap Access | 1.28% | $1.93 | $76,420 |
| Site Condition | 6.11% | $9.22 | $364,081 |
| Exterior Doors | 0.79% | $1.19 | $47,150 |
| Hazardous Materials (Allowance) | 1.68% | $2.53 | $100,000 |
| Non-Construction Costs | 14.31% | $21.60 | 853,164 |
| **Sub-Total** | | | **$5,118,981** |
| Contractor Fees & OH/P | | | $842,516 |
| Design & Owner Contingencies | | | $2,032,274 |
| | | | **$7,993,772** |

## Cost Breakdown By Priority

| Priority Level | Costs (in today's dollars) | Costs with Inflation |
|---|---|---|
| First (Immediate) | $4,738,880 | -- |
| Second (5-10 Years) | $2,503,890 | $3,294,949 |
| Third (10+ years) | $1,045, 844 | $1,674,430 |

## Cost Breakdown By Building Addition

| Building Area | Costs (in today's dollars) |
|---|---|
| 1950 | $2,105,490 |
| 1970 | $810,615 |
| 1980 | $2,832,980 |
| General/Main/Shared | $2,603,287 |



# PROGRAM OF REQUIREMENTS

# Program of Requirements

The program of requirements is based on feedback from stakeholders and community as part of the engagement process. This information is then analyzed to identify common themes and translated into a space program that defines room types, sizes, and relationships based on actual use needs. The proposed program is tested against the existing building to ensure feasibility, then refined through additional stakeholder review and feedback before it is finalized.

| Department | ACCEPTED SF | MAYBE SF |
|---|---|---|
| **Building Exterior** | | |
| Parking Lot | 19,500 | 13,500 |
| Landscaping | 25,000 | 0 |
| Exterior Storage | 0 | 0 |
| Exterior Courtyard | 1,585 | 0 |
| New playground + Seating/Circulation | 7,500 | 0 |
| Athletic Field | 33,000 | 0 |
| Splash Pad | 0 | 2,000 |
| **TOTAL SITE GROSS SF** | **86,585** | **15,500** |
| | | |
| **Community Center** | | |
| Vestibule and Lobby | 480 | 0 |
| Maker Space | 1,500 | 0 |
| Conference Room | 1,666 | 0 |
| Cafeteria | 2,245 | 0 |
| Multi-Purpose Room | 2,262 | 0 |
| Multi-Purpose Classroom | 322 | 0 |
| Preschool Open Play Space | 790 | 0 |
| Teen Hang-Out Space | 650 | 0 |
| | | |
| **Recreation** | | |
| Director Office | 153 | 0 |
| Assistant Director Office | 121 | 0 |
| Storage | 184 | 0 |
| Restroom | 137 | 0 |
| Common Area/Conferencing | 272 | 0 |
| Group Exercise Studio | 1200 | 0 |
| Indoor Walking Track | 0 | 0 |
| Gymnasium with stage | 3950 | 0 |
| Gymnasium Restrooms | 320 | 0 |
| Gymnasium storage | 400 | 0 |
| Storage | 575 | 0 |

| Department | ACCEPTED SF | MAYBE SF |
|---|---|---|
| **City of Oberlin** | | |
| City Planning Offices | 0 | 700 |
| Sustainability Coordinator Office | 0 | 120 |
| Sustainability/Recycling Collab Space | 0 | 650 |
| IT Manager | 0 | 420 |
| Recycling Office | 0 | 120 |
| | | |
| **Senior Center** | | |
| Senior Social Space | 820 | 0 |
| Senior Arts/Craft/Quilting Room | 600 | 0 |
| Storage | 60 | 0 |
| | | |
| **Restrooms** | | |
| Men's Restroom | 750 | 0 |
| Women's Restroom | 750 | 0 |
| Gender Neutral Toilet Rooms | 160 | 0 |
| | | |
| **Building Services** | | |
| Telecommunications Room | 75 | 0 |
| Electrical Room | 100 | 0 |
| Custorial Services Closet | 111 | 0 |
| Storage | 400 | 0 |
| | | |
| **Subtotal Net SF** | **21,053** | **2,010** |
| Building Gross SF Multiplier | 1.65 | 1.65 |
| **TOTAL BUILDING GROSS SF** | **34,780** | **3,321** |

OBERLIN ENRICHMENT AND ACTIVITY CENTER

# Program of Requirements

## COMMUNITY CENTER

### EDUCATION & LEARNING

- VESTIBULE & LOBBY — 280 SF
- VESTIBULE & LOBBY — 280 SF
- MAKERSPACE — 1,500 SF

### COMMUNITY GATHERING

- CONFERENCE ROOM — 833 SF
- CONFERENCE ROOM — 833 SF
- CAFETERIA — 2,245 SF
- MULTI-PURPOSE ROOM — 2,607 SF

## CITY OF OBERLIN

- CITY PLANNING OFFICE — 700 SF
- SUSTAINABILITY/ RECYCLING COLLAB SPACE — 650 SF
- SUSTAINABILITY COORDINATOR OFFICE — 120 SF
- IT MANAGER — 420 SF
- RECYCLING OFFICE — 120 SF

### YOUTH PROGRAMMING

- PRESCHOOL OPEN PLAY SPACE — 790 SF
- TEEN HANG-OUT SPACE — 650 SF

## RECREATION

### OFFICES

- DIRECTOR OFFICE — 153 SF
- ASSISTENT DIRECTOR OFFICE — 121 SF
- STORAGE — 184 SF
- RESTROOM — 137 SF
- COMMON AREA — 272 SF

### WELLNESS

- GROUP EXERCISE STUDIO — 1,200 SF
- GYMNASIUM WITH STAGE — 3,950 SF
- GYMNASIUM RESTROOM — 320 SF
- GYMNASIUM STORAGE — 400 SF
- STORAGE — 575 SF

## BUILDING SERVICES

- TELECOMMUNICATIONS ROOM — 75 SF
- ELECTRICAL ROOM — 100 SF
- CUSTORIAL SERVICES CLOSET — 111 SF
- STORAGE — 400 SF

## SENIORS

- SENIOR SOCIAL SPACE — 820 SF
- SENIOR QUILTING ROOM — 600 SF
- STORAGE — 60 SF

## RESTROOMS

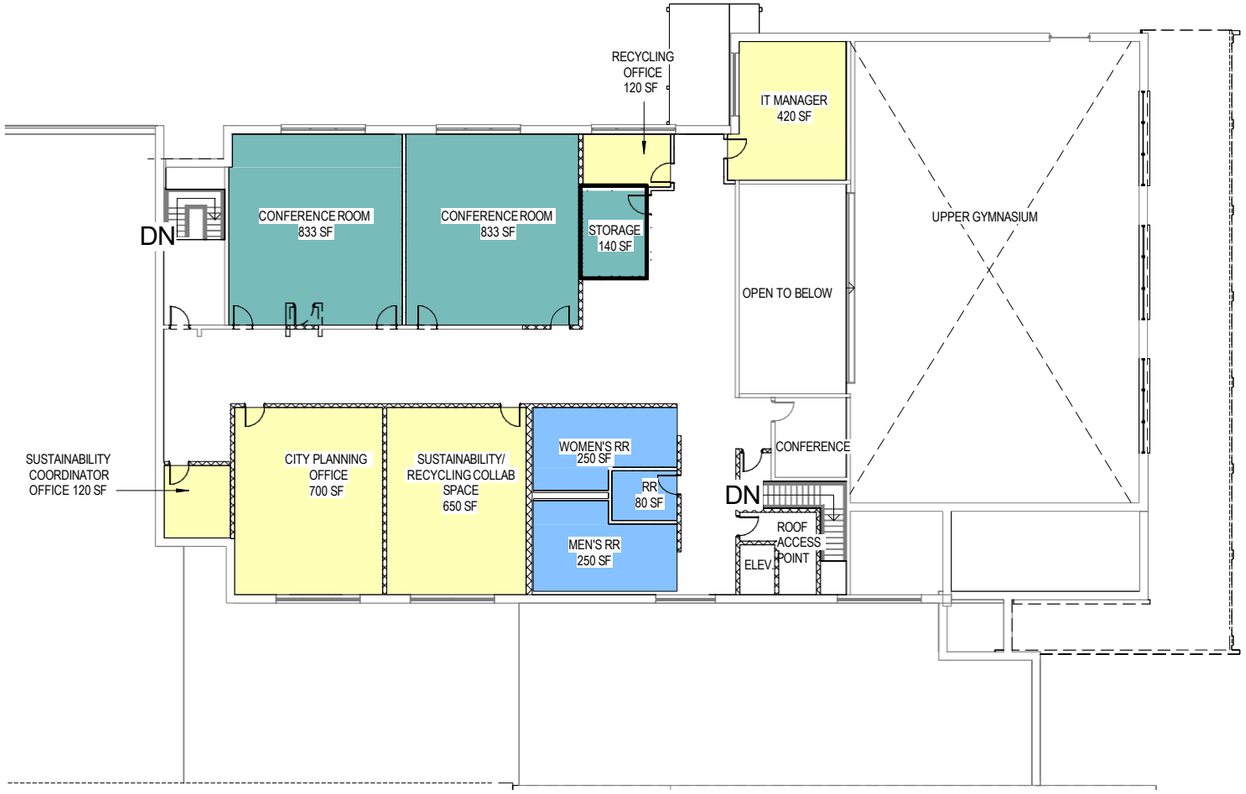
- MEN'S RESTROOM — 250 SF
- MEN'S RESTROOM — 250 SF
- MEN'S RESTROOM — 250 SF
- WOMEN'S RESTROOM — 250 SF
- WOMEN'S RESTROOM — 250 SF
- WOMEN'S RESTROOM — 250 SF
- GENDER NEUTRAL TOILET — 60 SF
- GENDER NEUTRAL TOILET — 60 SF

# Proposed Concept Plans




FIRST FLOOR

# Proposed Concept Plans




SECOND FLOOR

# CODE RESEARCH

# Code Research

## Zoning Code Requirements (Oberlin)

**Zoning:**

Current Code: P-1 Public Park and Recreation District.

Proposed Code: I - Institutional District

Permitted Uses:

Offices

Facilities Owned by Local Government

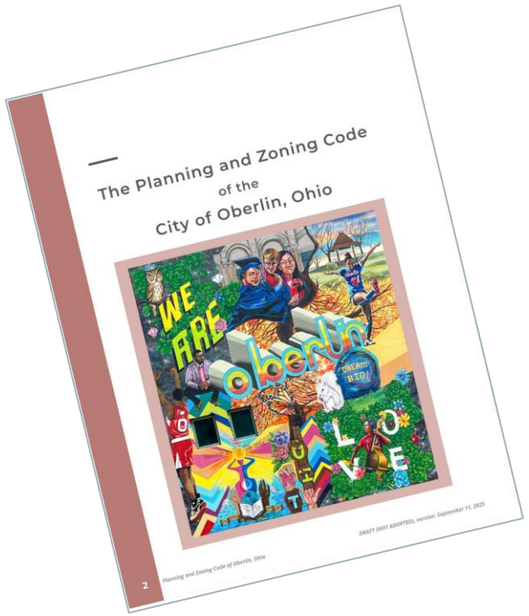
Recreational Facilities (playgrounds and athletic fields)

Setbacks:

Front/Rear Yard = 30 FT

Side Yard = 15 FT

**Required Parking Space Count.** The City of Oberlin Zoning Code does not include minimum off-street parking supply requirements. However, where a landowner chooses to supply off-street parking, such parking shall conform to all requirements of this Section 1304.01.




## Building Code Requirements (Ohio Building Code)

**Occupancy Classification:** A-3

**Square Footage:** 32,972 s.f.

2-Story Building

Total Proposed Occupants: 667

Number of Required Exits: 2/Floor

Number of Provided Exits: 5

**Section 903.2.1.3 Sprinkler Systems**

An automatic sprinkler system is required in Group A-3 occupancies when any one of the following conditions occurs:

**Fire area exceeds 12,000 SF**

**Occupant load of 300 or more**

**Fire area is located on a floor other than the level of exit discharge**

**Section 29: Plumbing Fixture Requirements:**

Water Closets:

Male: 4

Female: 6

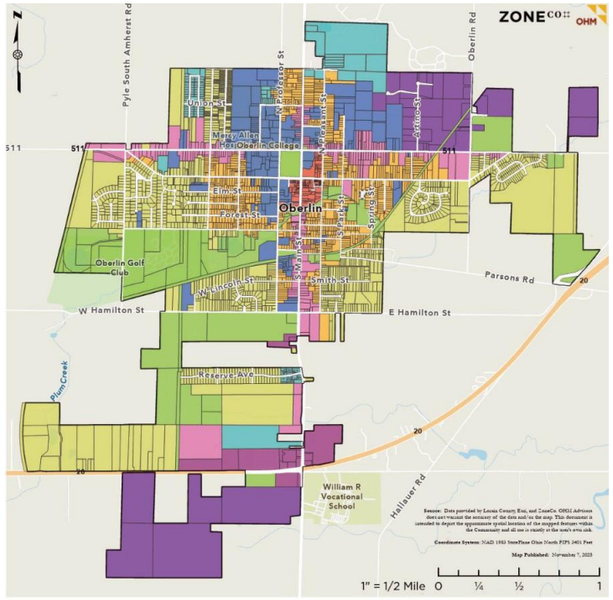
Lavatories:

Male: 3

Female: 3

Drinking Fountains: 3

Service Sinks: 2




Oberlin Zoning (DRAFT Nov '25)

CITY OF OBERLIN
Live • Learn • Lead

# CONCEPTUAL RENDERINGS





# Concept Rendering






Concept Rendering

# PHASING + PRIORITIZATION

# Phased Cost Breakdown

## Phase 1:

Building Envelope

- Demolish existing Elm Street wing of the building - new facade design
- Replace existing roof with new roof to meet energy code - upgraded insulation, new roofing deck and membrane.
- Replace existing single pane windows with double pane insulated windows.
- Replace all exterior doors and frames

New Heating and Air Conditioning

New Utilities - Electric and Water

Sprinkler System

New Interior Ceilings

Contractor overhead, profit and project management services

| Priority Level | Costs (in today's dollars) | Non-Construction Cost | Contractor Mark-Up | Sub-Total | Contingencies | Total Cost | With Escalation |
|---|---|---|---|---|---|---|---|
| Phase 1 | $3,754,403 | $750,881 | $705,828 | $5,211,111 | $2,027,122 | $7,238,233 | N/A |
| Phase 2 (5-10 Years) | $2,746,212 | $549,242 | $516,288 | $3,811,743 | $1,421,768 | $5,294,511 | $6,651,766 |
| Phase 3 (10+ Years) | $653,505 | $130,701 | $122,859 | $907,065 | $352,848 | $1,259,913 | $1,988,671 |
| Total All Phases | $7,154,120 | $1,430,824 | $1,344,975 | $9,929,919 | $3,862,738 | $13,792,657 | $15,878,670 |

Planning, design, permitting, fees, and project management that occur outside of the actual physical construction work.

Budgeted funds set aside to cover unforeseen conditions, changes, or risks that arise during construction

# Phased Cost Breakdown

## Phase 2:

Interior Renovations - New finishes

New Restrooms

Interior electrical, new panels, lighting and outlets

Site modifications

- New Site design
- New playground

| Priority Level | Costs (in today's dollars) | Non-Construction Cost | Contractor Mark-Up | Sub-Total | Contingencies | Total Cost | With Escalation |
|---|---|---|---|---|---|---|---|
| Phase 1 | $3,754,403 | $750,881 | $705,828 | $5,211,111 | $2,027,122 | $7,238,233 | N/A |
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| Total All Phases | $7,154,120 | $1,430,824 | $1,344,975 | $9,929,919 | $3,862,738 | $13,792,657 | $15,878,670 |

# Phased Cost Breakdown

## Phase 3:

Building and Site Security

A/V upgrades

Interior and Exterior Graphics

Exterior Canopy Design

New Baseball Field

| Priority Level | Costs (in today's dollars) | Non-Construction Cost | Contractor Mark-Up | Sub-Total | Contingencies | Total Cost | With Escalation |
|---|---|---|---|---|---|---|---|
| Phase 1 | $3,754,403 | $750,881 | $705,828 | $5,211,111 | $2,027,122 | $7,238,233 | N/A |
| Phase 2 (5-10 Years) | $2,746,212 | $549,242 | $516,288 | $3,811,743 | $1,421,768 | $5,294,511 | $6,651,766 |
| Phase 3 (10+ Years) | $653,505 | $130,701 | $122,859 | $907,065 | $352,848 | $1,259,913 | $1,988,671 |
| Total All Phases | $7,154,120 | $1,430,824 | $1,344,975 | $9,929,919 | $3,862,738 | $13,792,657 | $15,878,670 |

# FINANCING AND POTENTIAL FUNDING OPPORTUNITIES

# Financing + Funding Opportunities

Funding for the project is time sensitive and may vary based on the finalized scope, phasing strategy, and overall project timeline.

**New Roof (including Green Roof and Solar)**

Ohio Department of Development (ODOD): ~$200k

Federal Congressional Funding:

Ohio Office of Community Infrastructure Grants: TBD

Oberlin College - Student Board - Green Edge Fund

**Safety**

Ohio Bureau of Workers Compensation: ~$40k

**General Building Improvements**

Rural Communities Direct Loan Program: Varies up to $5M

**Energy Efficiency**

ODOD Office of Energy and Environment: Various Grants

ODOD Energy Loan Fund: $250k-$1M (low interest)

Lorain County Port Authority Loan Loss Reserve Program

Oberlin College - Student Board - Green Edge Fund

**Adaptive Playspace**

Natureworks: ~150k, 25% match

Land and Water Conservation Fund: 50% of cost

ODOD

Ohio EPA: $10k

Ohio Parks and Recreation Association: Up to $20k match

**Adaptive Playspace**

Nord Family Foundation: $20k-$25k

Lorain County Community Foundation: $20k

American Academy of Dermatology, Shade Structure: $8k

Ohio Developmental Disabilities Council: TBD - 5 year plan

**Makerspace + Community Kitchen**

USDA Rural Communities Loan & Grant Program: Low interest

Walmart Foundation: $250-$5k

Lorain County Community Foundation: $25k

Burton D. Morgan Foundation: $5k-$10k

AARP Flagship Grants: $500-$50k (average ~$12k)

# CONSTRUCTION PROCUREMENT

# Project Delivery Methods

- **Multiple Prime**

  Owner contracts directly with multiple construction trades or contractors, each responsible for a specific scope of work, rather than using a single general contractor.

- **General Contracting**

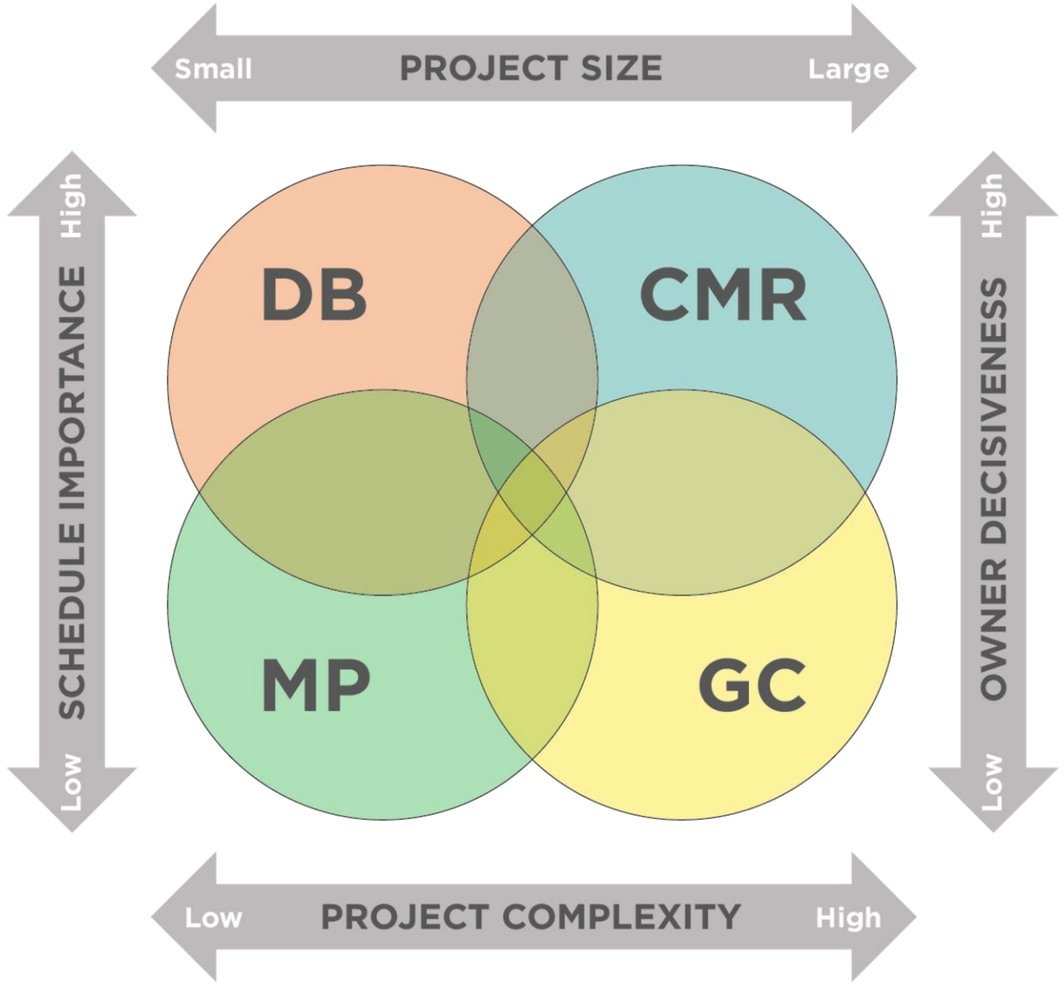
  Owner hires a **single contractor** who is responsible for managing all trades, construction activities, coordination, and overall project execution.

- **Design-Build**

  Integrates design and construction under a single contract, with one entity responsible for both designing and constructing the project, allowing streamlined coordination and **faster delivery**.

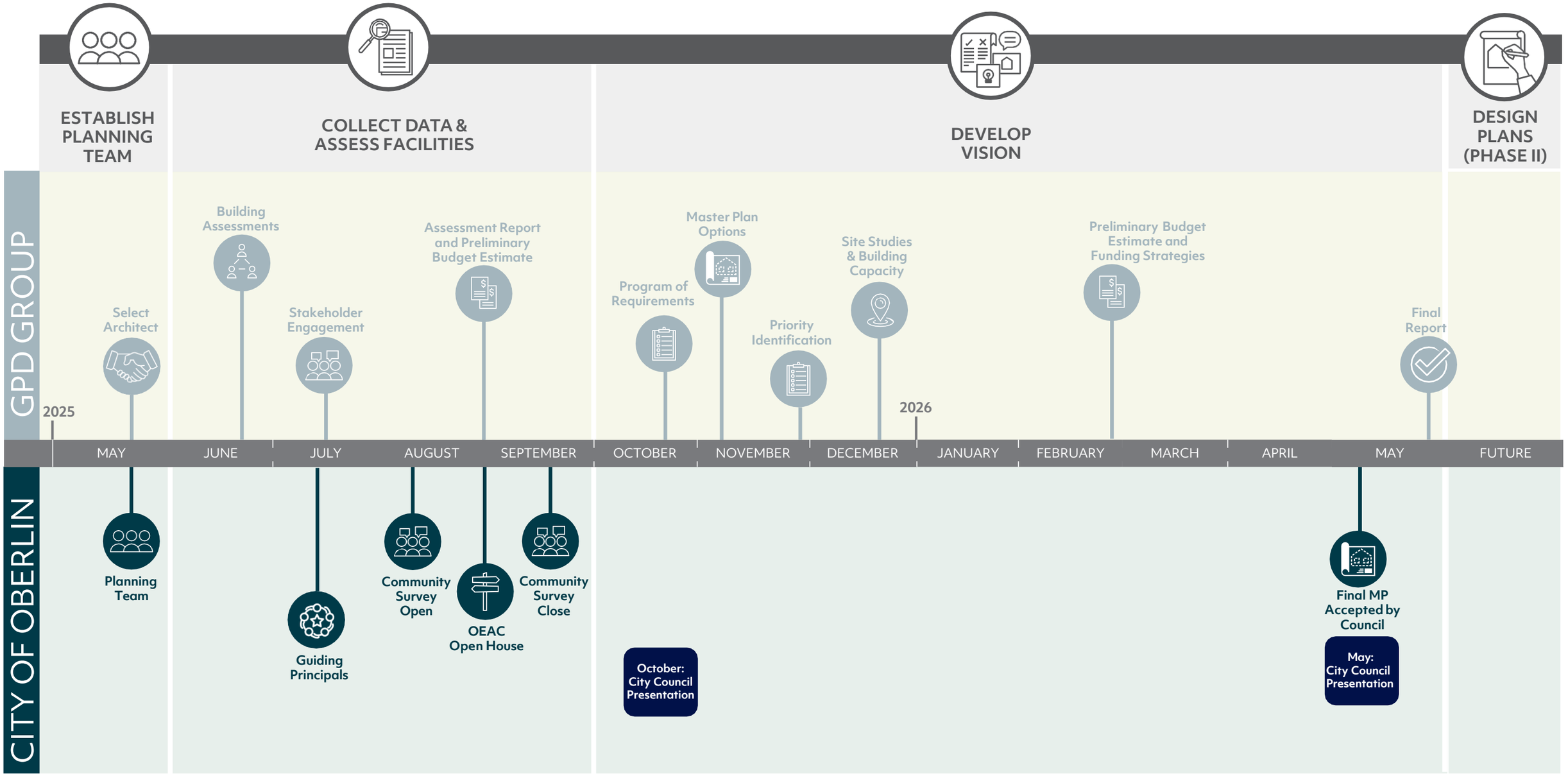
- **Construction Manager at Risk**

  Construction manager joins the project during design to provide cost and constructibility input, then later serves as the general contractor while **guaranteeing the project cost.**

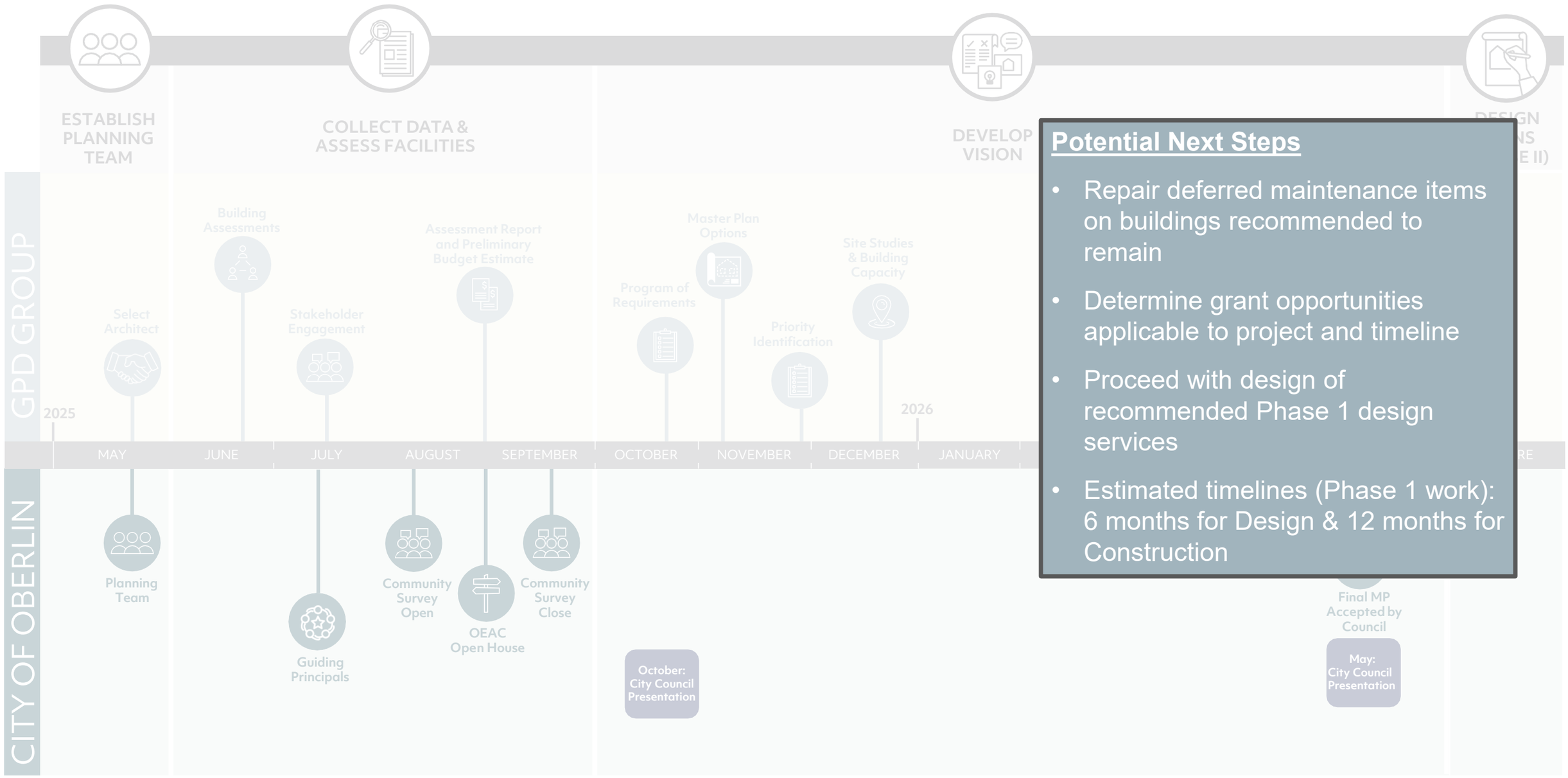


OBERLIN ENRICHMENT AND ACTIVITY CENTER

# Project Timeline



# Project Timeline




## Potential Next Steps

- Repair deferred maintenance items on buildings recommended to remain
- Determine grant opportunities applicable to project and timeline
- Proceed with design of recommended Phase 1 design services
- Estimated timelines (Phase 1 work): 6 months for Design & 12 months for Construction




# Q&A

June 1, 2026

**1. c.**

**Through:** Belinda Anderson, City Clerk

**From:** Belinda Anderson, City Clerk

**SUBJECT:** Presentation Recognizing Lorain County Health Commissioner Mark Adams

**Attachments**

Certificate of Recognition

# CERTIFICATE OF RECOGNITION

PRESENTED TO

# MARK ADAMS

In recognition of 38 years of exemplary public service with the Lorain County Health Department, and unwavering dedication to enhancing the health and quality of life for all.

## AWARDED ON

Monday, June 1, 2026

Oberlin City Council President

CITY OF OBERLIN
Live • Learn • Lead

Oberlin City Manager

June 1, 2026

**1. d.**

**Through:** Belinda Anderson, City Clerk

**From:** Belinda Anderson, City Clerk

**SUBJECT:** Proclamation - Juneteenth

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**Attachments**

Proclamation - Juneteenth Oberlin

# **P R O C L A M A T I O N**
# Juneteenth Oberlin 2026

WHEREAS, Juneteenth is celebrated annually on the "teenth" Saturday in June, and commemorates June 19, 1865—the day Union troops arrived in Galveston, Texas, to announce the end of slavery in accordance with the Emancipation Proclamation, a moment later affirmed by the ratification of the Thirteenth Amendment to the Constitution, which abolished slavery and involuntary servitude in the United States forever; and

WHEREAS, the City Council recognized Juneteenth as a citywide day of commemoration and celebration, affirming Oberlin's commitment to honoring the emancipation of enslaved African Americans and the ongoing pursuit of freedom and justice by its passage of Resolution R04-06 CMS in 2004; and

WHEREAS, in that same year, *Juneteenth Oberlin* was established to promote community recognition, celebration, and education surrounding this historic occasion, ensuring its legacy is honored and its meaning deeply understood; and

WHEREAS, the annual Juneteenth festival will be held on Saturday, June 13, 2026, at the Oberlin Underground Railroad Center on South Main Street and Edison; and

WHEREAS, Juneteenth Oberlin's 2026 theme, *"Reclaiming Our Black History for the New Generation,"* reminds us that, for too long, the history of Black communities has been told through lenses that often misrepresent, oversimplify, or entirely overlook the rich and diverse experiences of those who lived it; and

WHEREAS, this year's theme invites every member of the Black community to take part in shaping how our stories are told, ensuring that African American youth are grounded in the full depth of their cultural legacy, and empowered to lead with confidence and purpose; and

WHEREAS, it is through this shared commitment that we honor the past while equipping the next generation to shape a more just and inclusive future.

NOW, THEREFORE, I, Eboni A. Johnson, Mayor and President of the Council of the City of Oberlin, Ohio, and on behalf of the entire City Council, do hereby ask that all citizens join with me in observance of Juneteenth Oberlin 2026. I take this occasion to welcome all visitors to our community and thank all the organizers, sponsors, and participating individuals, families, and organizations who helped make this a successful and eventful weekend.

IN WITNESS WHEREOF, I have hereunto subscribed my hand and caused the Great Seal of the City of Oberlin, Ohio, to be affixed hereto, this 1st day of June 2026.

_____

Eboni A. Johnson
Mayor/President of Council

June 1, 2026

**1. e.**

**Through:** Belinda Anderson, City Clerk

**From:** Belinda Anderson, City Clerk

**SUBJECT:** Proclamation - LGBTQ+ Pride Month

**Attachments**

LGBTQ+ Month

# Proclamation
## LGBTQ+ Pride Month 2026

**WHEREAS**, the City of Oberlin is a community that considers diversity to be one of its strongest and most valuable assets and that the residents' lives are enriched because of the varying experiences and perspectives brought by people of different ethnicities, religion, race, socio-economic status, and sexual orientation; and,

**WHEREAS**, in 2012, Council created a domestic partner registry through ordinance 12-67 AC CMS to assure that all people are treated fairly and equitably; and,

**WHEREAS**, in 2017, Council passed ordinance 17-50 AC CMS that expanded the safeguards and protections against discrimination and intimidation to include sexual orientation and gender identity or expression in the City's Equal Employment Opportunity program and Fair Housing Ordinance; and,

**WHEREAS**, in January 2021, Council passed ordinance 20-64 AC CMS that further expanded safeguards and protections against discrimination on the basis of sexual orientation and gender identity or gender expression to employment and public accommodation; and,

**WHEREAS**, this Council most recently adopted a comprehensive Social Equity Plan that will serve as a vital tool in addressing the unique challenges faced by the LGBTQ+ community by working to eliminate systemic barriers, enhance access to affirming services, and ensure that LGBTQ+ individuals are treated with dignity, respect, and fairness; and,

**WHEREAS**, to date these local protections remain in effect; however, recent federal policy changes have introduced uncertainties regarding the enforcement and interpretation of similar protections at the national level; and,

**WHEREAS**, this Council recognizes that much has been accomplished over the last generation to promote equality and justice, yet many challenges still remain, as prejudice against members of the LGBTQ+ community continue to erupt into cowardly acts of hatred, violence, and discrimination; and,

**WHEREAS**, many communities and organizations across the United States will celebrate June 2026 as "LGBTQ+ Pride Month" to recognize the significance that members of the LGBTQ+ community have made throughout our nation's history.

**NOW, THEREFORE**, I, Eboni A. Johnson, Mayor and President of the Council of the City of Oberlin, Ohio, on behalf of Oberlin City Council, do hereby proclaim June 2026, "LGBTQ+ Pride Month" and recognize the LGBTQ+ community for its many and varied contributions that have enriched our civic life; celebrate the progress made in creating a society more inclusive and accepting of the LGBTQ+ community; and affirm continued efforts to break down the walls of fear and prejudice and work to build a bridge to understanding and tolerance, until the members of the LGBTQ+ community are afforded the same rights and responsibilities as other Americans.

**IN WITNESS WHEREOF**, I have hereunto subscribed my hand and caused the Great Seal of the City of Oberlin, Ohio, to be affixed hereto, this 1st day of June, 2026.

_____

Eboni A. Johnson, Mayor/President of Council

June 1, 2026

**1. f.**

**Through:** Belinda Anderson, City Clerk

**From:** Belinda Anderson, City Clerk

**SUBJECT:** Proclamation - National Gun Violence Awareness Day

**Attachments**

Proclamation - National Gun Violence Awareness Day

# PROCLAMATION

DECLARING THE FIRST FRIDAY IN JUNE TO BE
NATIONAL GUN VIOLENCE AWARENESS DAY

This proclamation declares the first Friday in June to be National Gun Violence Awareness Day in the City of Oberlin to honor and remember all victims and survivors of gun violence and to declare that we as a country must do more to reduce gun violence.

**WHEREAS**, every day, more than 130 Americans are killed by gun violence, alongside more than 200 who are shot and wounded, and countless others are impacted by acts of gun violence; and

**WHEREAS**, Americans are 26 times more likely to die from gun homicide than people in other high-income countries; and

**WHEREAS**, firearms are the leading cause of death for American children and teens with more than 2,800 young lives lost to gun homicides every year; and

**WHEREAS,** in Ohio, an average of 1,804 people die from gun-related causes each year, with a rate of 15.4 deaths per 100,000 people, ranking 24th among all states in the US; and

**WHEREAS**, gun homicides and assaults are concentrated in cities, with more than half of all firearm-related gun deaths in the nation occurring in 127 cities; and

**WHEREAS**, cities across the nation, including Oberlin, are striving to end senseless violence through the implementation of evidence-based solutions; and

**WHEREAS**, support for the Second Amendment rights of law-abiding citizens goes hand in hand with the imperative to keep firearms away from people with dangerous histories; and

**WHEREAS**, mayors and law enforcement officers know their communities best, are the most familiar with local criminal activity and how to address it and are best positioned to understand how to keep their citizens safe; and

**WHEREAS**, in January 2013, Hadiya Pendleton was tragically shot and killed at age 15; and on June 2, 2026, in recognition of what would have been Hadiya Pendleton's 29th birthday (born: June 2, 1997), people across the United States will observe National Gun Violence Awareness Day, wearing orange in tribute to Hadiya Pendleton and all victims and survivors of gun violence; as well as their loved ones; and

**WHEREAS,** the observance was inspired by a group of Hadiya's friends, who asked their classmates to honor her life by wearing orange—*a* color hunters wear to signal their presence and promote safety, symbolizing the value of human life; and

**WHEREAS**, anyone can join this campaign by pledging to wear orange on June 5th, the first Friday in June in 2026, to help raise awareness about gun violence; and

**WHEREAS**, by wearing orange on June 5, 2026, Americans will raise awareness about gun violence and honor the lives of gun violence victims and survivors; and

**WHEREAS**, we renew our commitment to reduce gun violence, pledge to do all we can to keep firearms out of the wrong hands, and promote responsible gun ownership — *recognizing that protecting public safety and valuing every human life must remain our highest priority.*

**NOW, THEREFORE BE IT RESOLVED** that I, Eboni A. Johnson, Mayor of the Oberlin City Council, do hereby declare Friday, June 5, 2026, to be National Gun Violence Awareness Day, and encourage all citizens to support and honor the lives lost, the survivors, and the ongoing efforts to end gun violence in our communities.

**IN WITNESS WHEREOF**, I have hereunto set my hand and caused the Great Seal of the City of Oberlin, Ohio, to be affixed hereto this 1st day of June 2026.

_____

Eboni A. Johnson
**Mayor/ President of Council**

June 1, 2026

**1. g.**

**Through:** Greg Holcomb, City Manager

**From:** Greg Holcomb, City Manager

**SUBJECT:** MMY US Modular Home and Norman Bevans Presentation

---

**Attachments**

MMY Presentation

MMY US

# MMY US

# Creating the world's fastest build system.

Introduction to MMY US
Oberlin College – June 1, 2026

Important Notice for Confidential Draft: The intellectual property contained in this slide deck, including but not limited to text, graphics, images, ideas, designs, and other materials, remains the exclusive property of MMY US Inc. This slide deck is provided for informational purposes only and is marked as a confidential draft. It may not be reproduced, distributed, or shared without prior written consent from MMY US Inc. Any unauthorized use of this intellectual property is strictly prohibited. Thank you for your understanding and cooperation.

MMY US

# In the US, there’s a shortage of 7.2 million homes.



MMY US

# Developing residential housing is slow and unreliable.

**20 MONTHS**

to build a multifamily project.

**90%**

of projects overrun their budget.

Sources: 2013 - 2022 Survey of Construction



MMY US

# There are millions of vacant infill sites across cities suitable for low-medium-density housing (1–70 units).



Introducing the

# MMY US MODULAR SYSTEM




The world’s fastest permanent homes, made off-site for urban infill

MMY US


BUILD
5X
FASTER
16 weeks to construct, transport & install

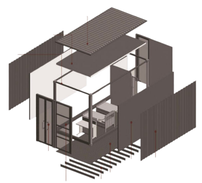

PREDICT
5X
BETTER
80% fewer cost overruns on average


EMIT
35%
LESS CARBON
Reduction of 32 tCO2/unit vs. traditional construction

MMY US

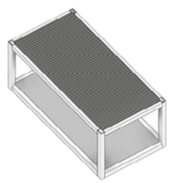
# Single Family Homes & Multiplexes are permanent buildings, just constructed off-site

1



**BIM Modeling**

2



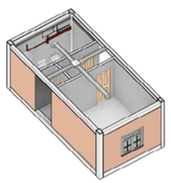
**Structural Framing**

3



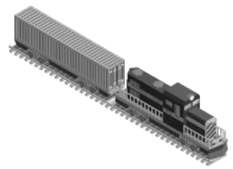
**MEP Installation**

4



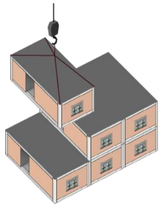
**In/Exterior Installation**

5



**Transport by Train or Truck**

6



**Module Site Install**

**BUILDING COMPLETE**

STEP 1

## DESIGN

Create digital twin before start to extreme accuracy

STEP 2

## MANUFACTURE

Manufacture permanent building using our proprietary structural & connection system

STEP 3

## INSTALL

Ship from our location in Louisville to the project site using train or truck

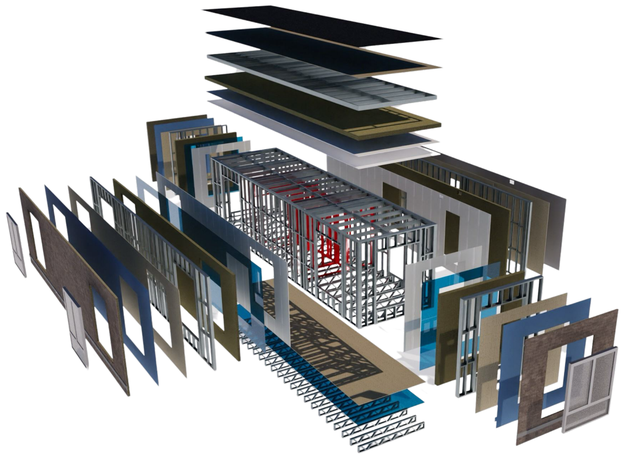
MMY US

# We make State/IBC code-compliant homes with the speed of manufactured housing

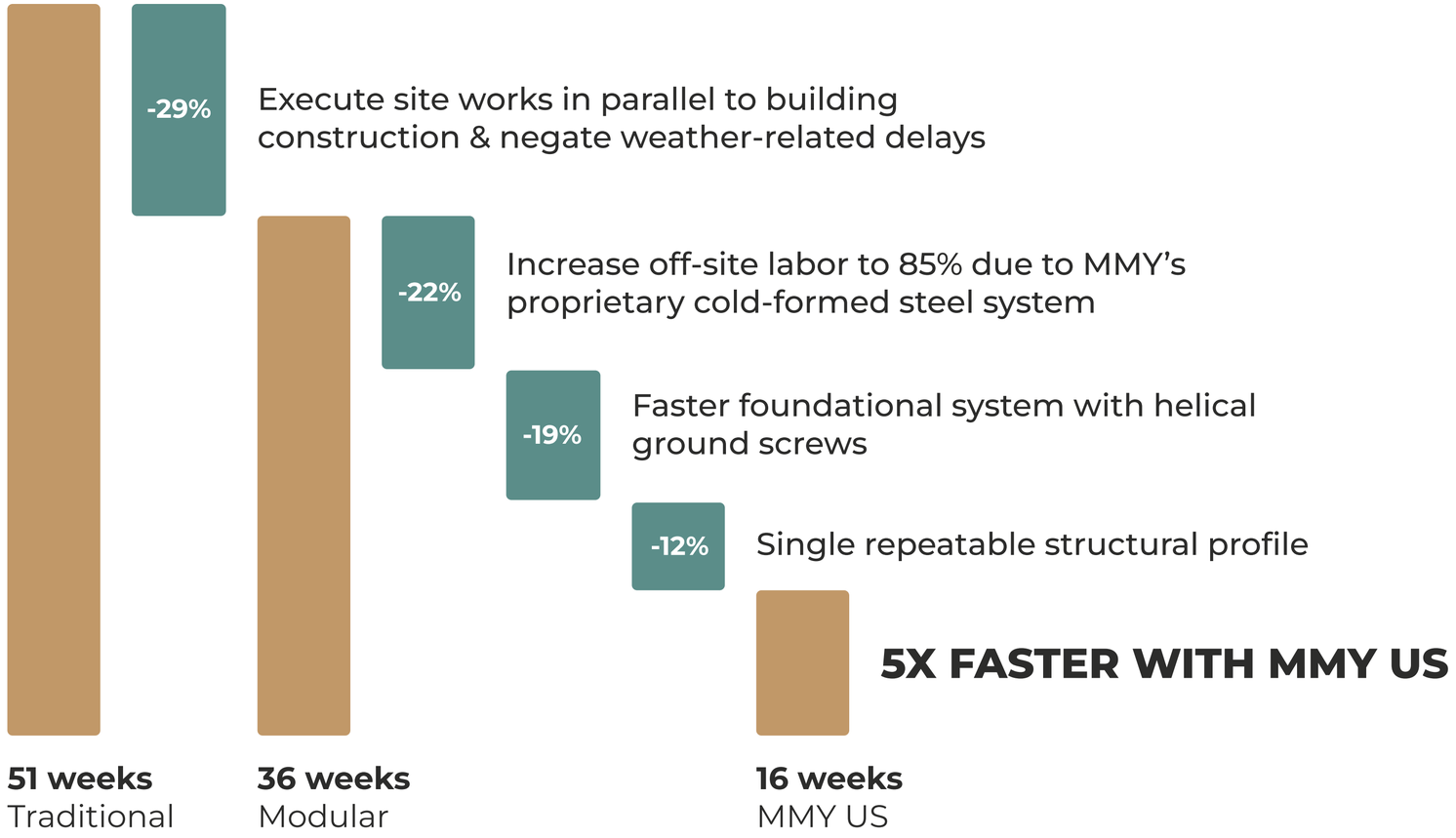
| | MMY US | Manufactured Homes | Modular Construction | Traditional Construction |
|---|---|---|---|---|
| Meets code | ✓ | ✗ | ✓ | ✓ |
| Speed | ✓ (16 weeks) | ✓ (8 weeks) | ~ (36 weeks) | ✗ (76 weeks) |
| Automation | ✓ | ✓ | ~ | ✗ |
| Project Size | ✓ (unlimited) | ✗ (max. 3 units) | ✓ (unlimited) | ✓ (unlimited) |

MMY US

# Our robust cold-formed steel system allows us to massively increase your construction speed



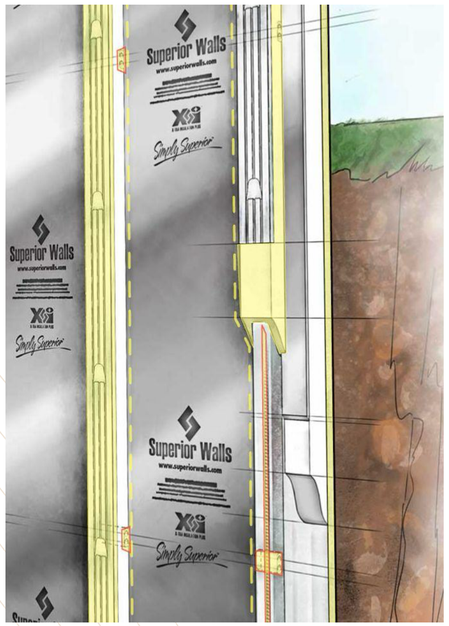
- 85% of work done off-site
- Utilizes rapid ground screws
- Single structural profile



# Once produced, our modules are secured on innovative, green Pre-Cast Foundations within days, not months








## Overview

Foundations set up to 90% faster, cutting timelines from months to 1 day per site

Manufactured off-site, de-risking weather delays

Save 30% on costs through reduced labour, materials, and faster timelines

Performs in 90% of soil types, ensuring stability & precision. Conforms to International Building Code

## Qualifications

Approved by major bodies, including BOCA, ICBO, SBCCI, CCMC, and ICC

Rigorously tested for single & multifamily residential

## Specifications

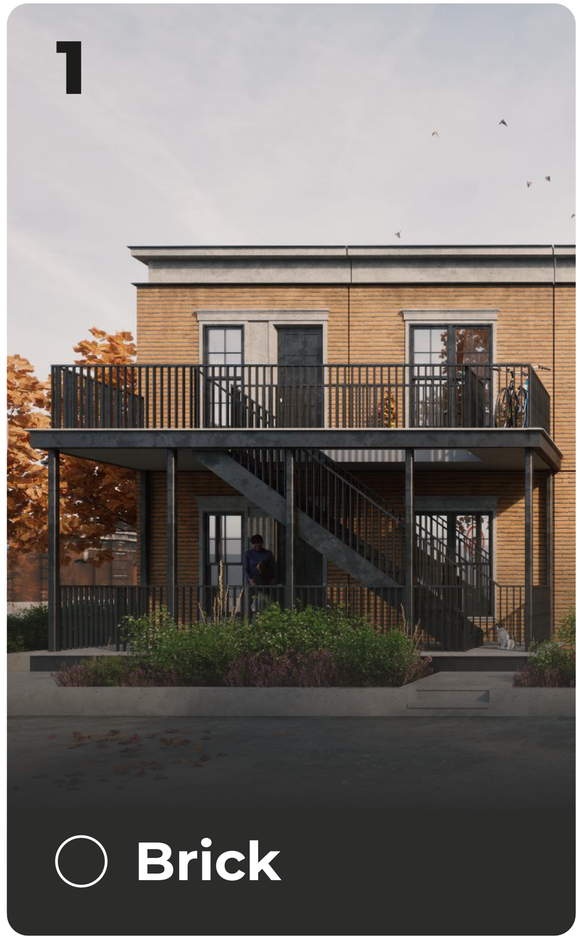
Pre Insulated

Vapor Barrier

Proven System

MMY US

# Step 1: Choose your preferred facade style





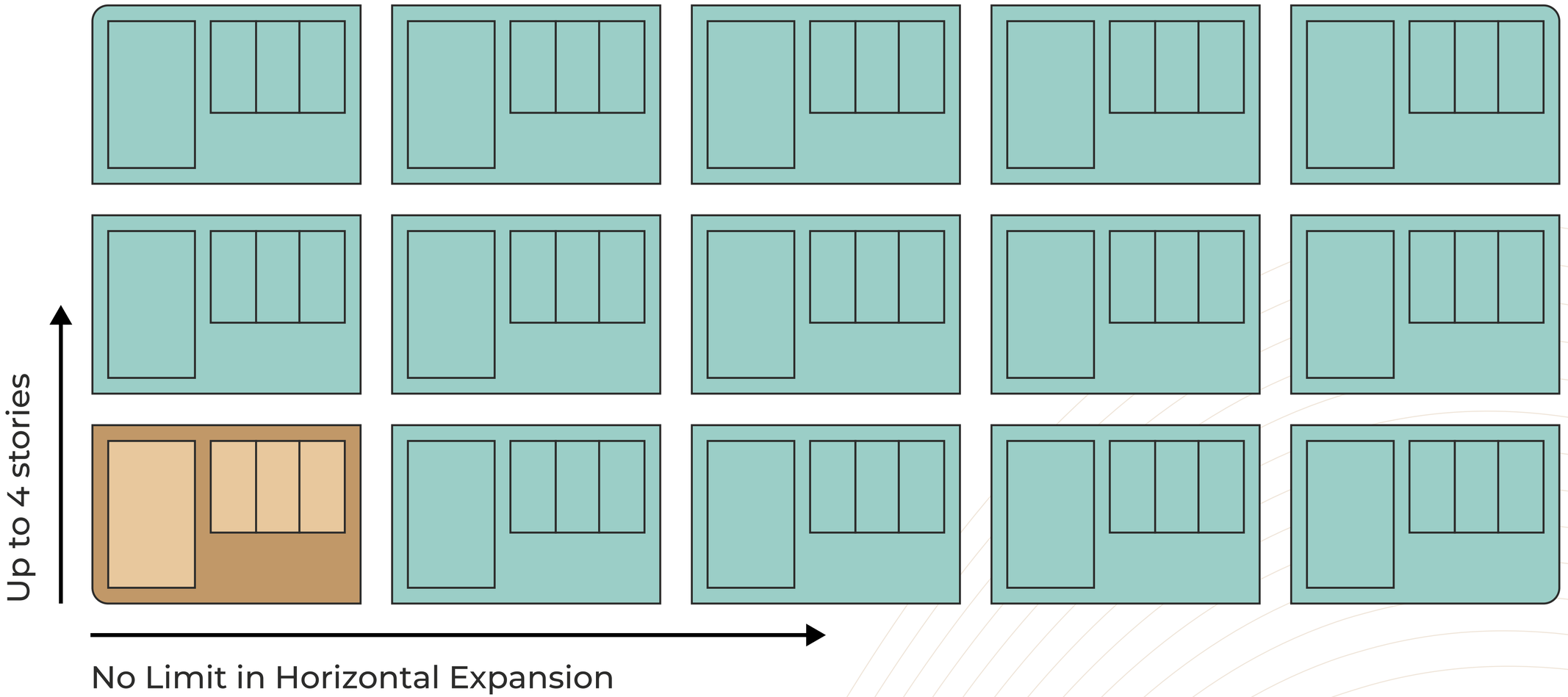







MMY US

# Step 2: Choose the right width & height for your site

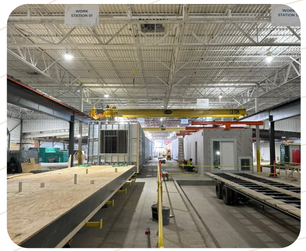


MMY US

# Our advanced manufacturing facility in West Louisville can produce up to 500 housing units/yr

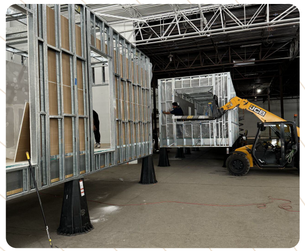
1344 Beech St, Louisville, KY











## Building Specifications

Can produce up to 1,000 modules/year

5ac site in West Louisville

Includes rail access for national distribution

## Commitments

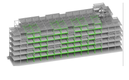
Avg wage of $30/hour

51%+ L/M income persons

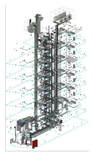
Operate 4-7pm shift for working parents with on-site childcare

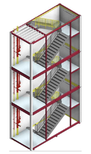
## MMY Modular Tech

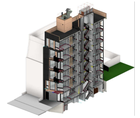












## Our Clients

WEYLAND envision · create · sustain

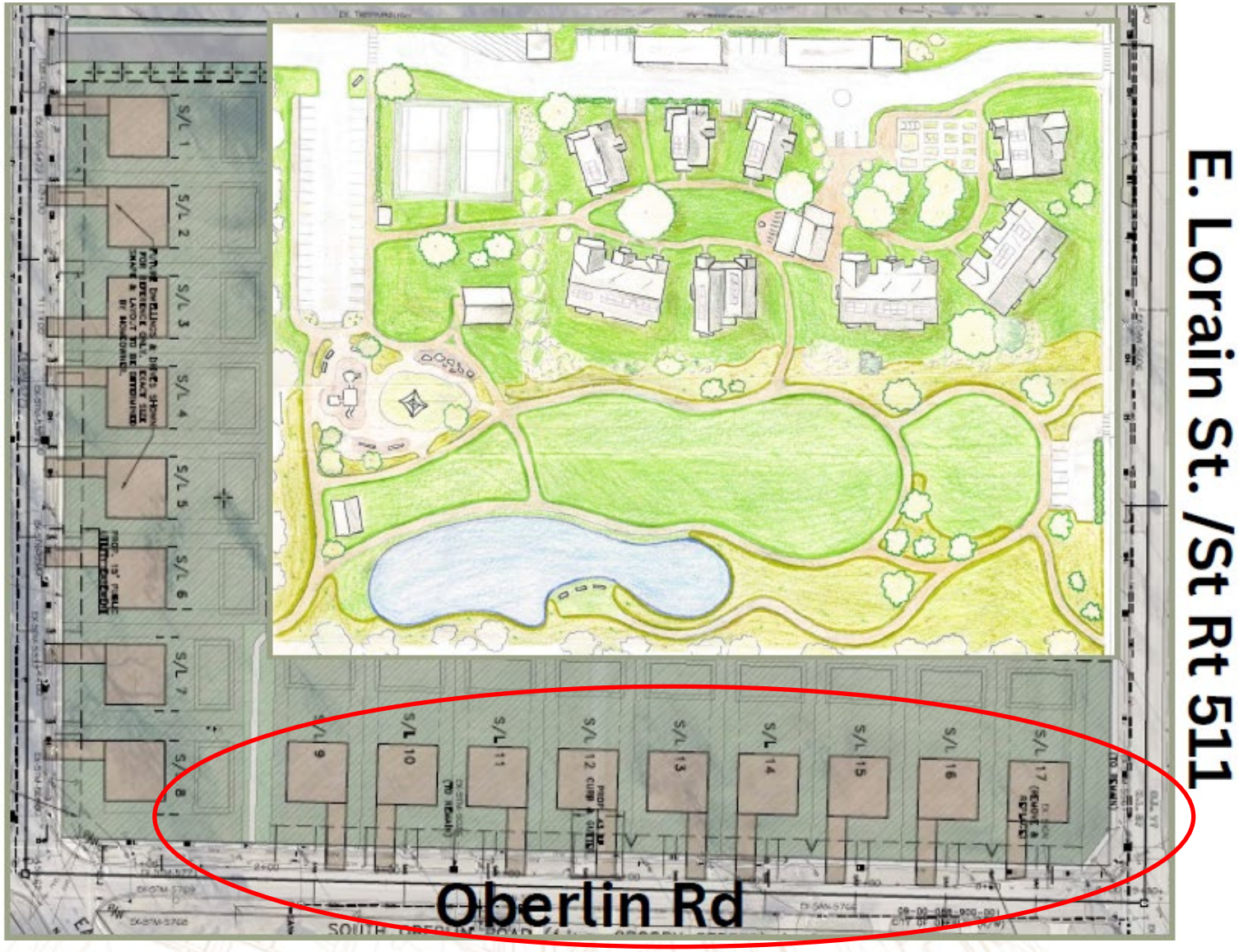
REBOUND Inc.

FAMILY SCHOLAR HOUSE

LOUISVILLE JEFFERSON COUNTY

# Your Project – MMY US Solution

MMY US




**POTENTIAL FOCUS LOTS**

4 or 5 No. Hanover Single-Family Units

Plus,

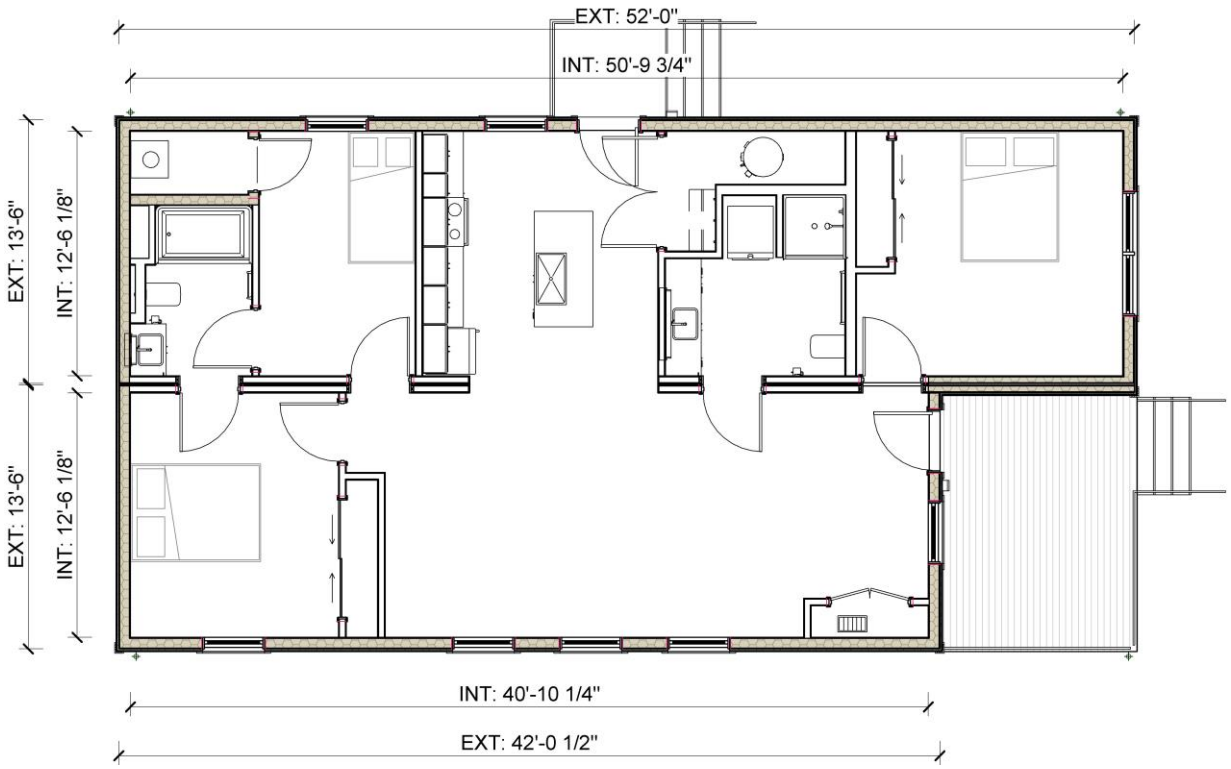
4 or 5 No. Hanover Single-Family Units

DRAFT/CONFIDENTIAL




# Oberlin Road Streetscape

# WINDSOR – 1,182 SQFT



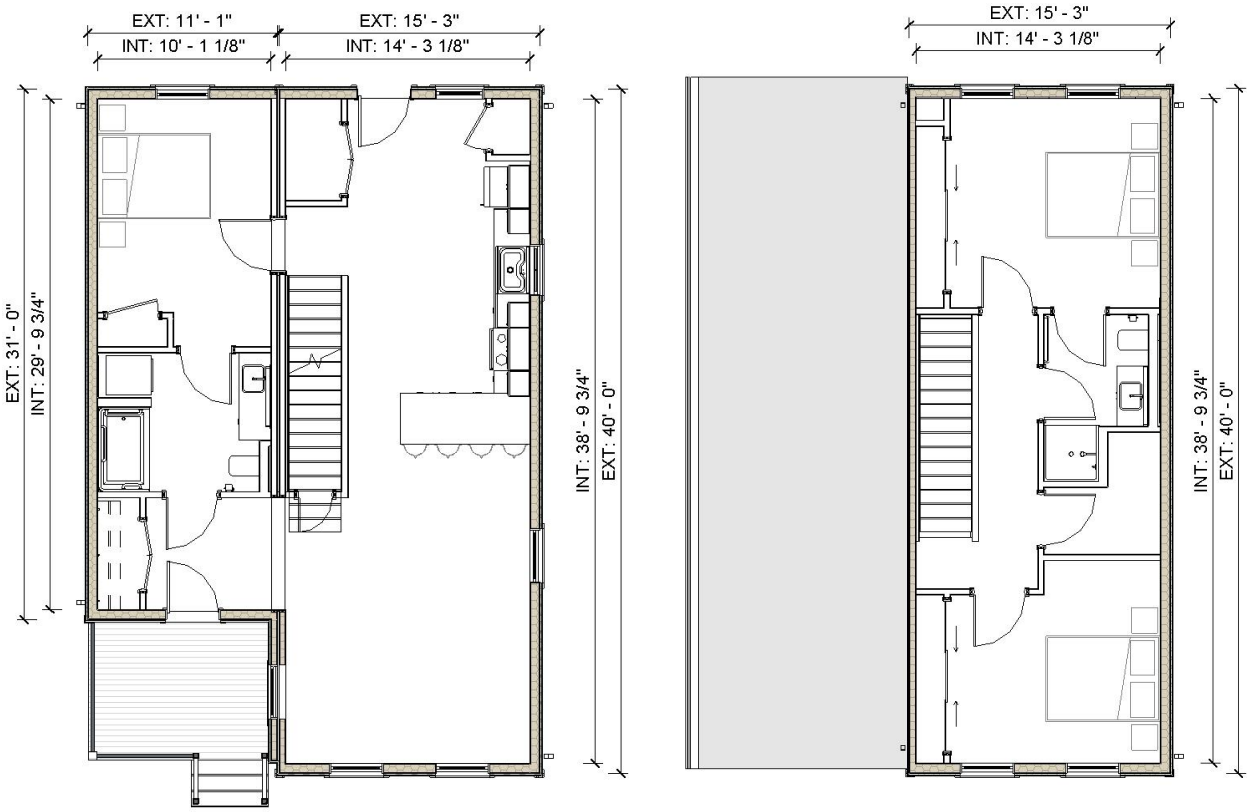







**Areas Per Box**
GEA: 702 sqft / 567 sqft
NIA: 636 sqft / 511 sqft

# HANOVER – 1,410 SQFT





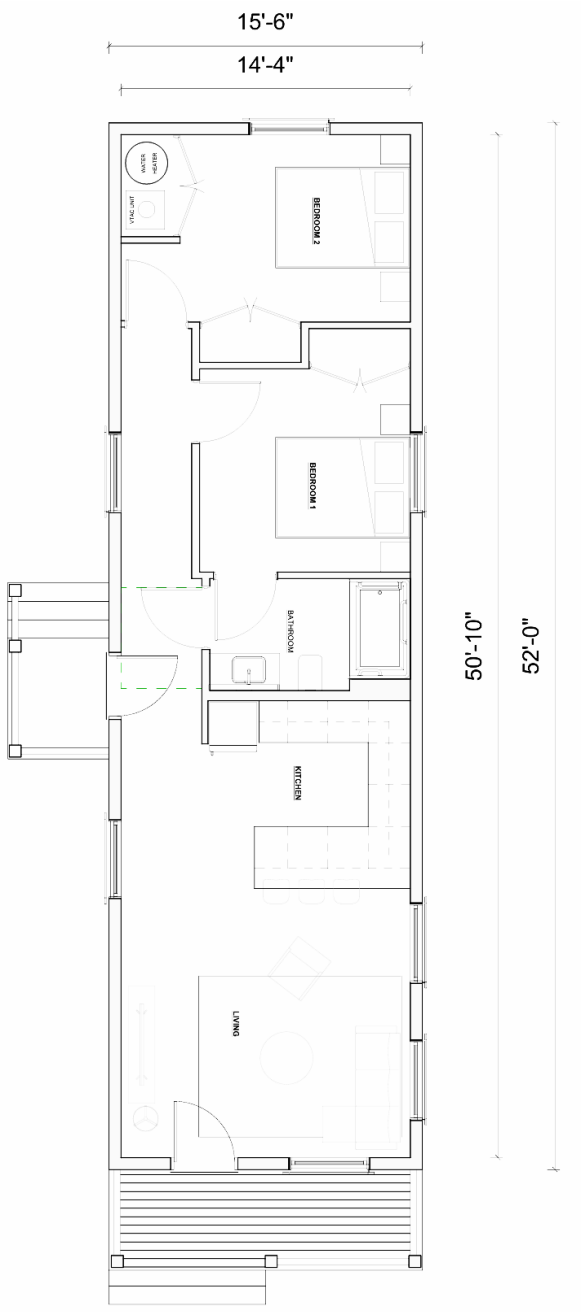





**Areas Per Box**
GEA: 344 / 610 x 2 sqft
NIA: 303 / 554 x 2 sqft

MMY US

# RICHMOND – 727 SQFT



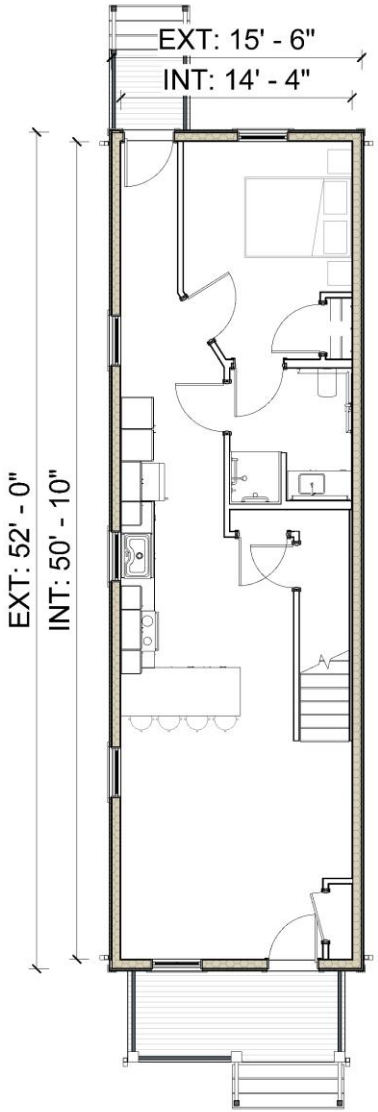




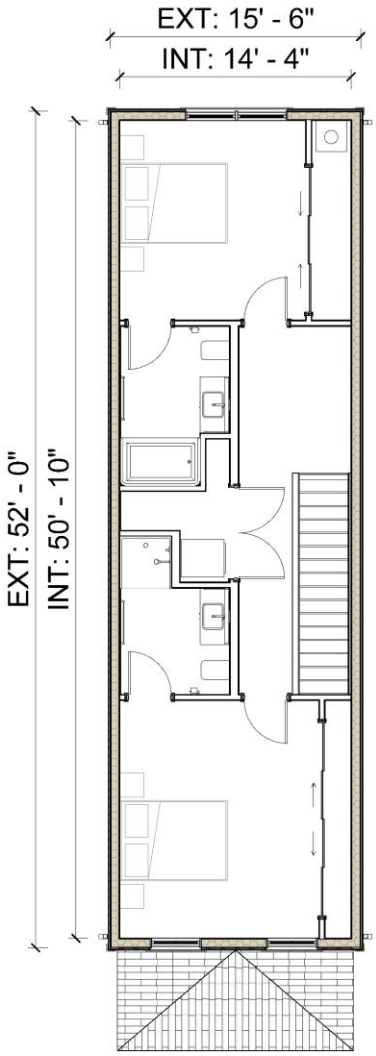



**Areas Per Box**
GEA: 806 sqft
NIA: 727 sqft

# CLARENCE – SINGLE FAMILY HOUSE – 1,455 SQFT




**First Floor Plan**




**Second Floor Plan**

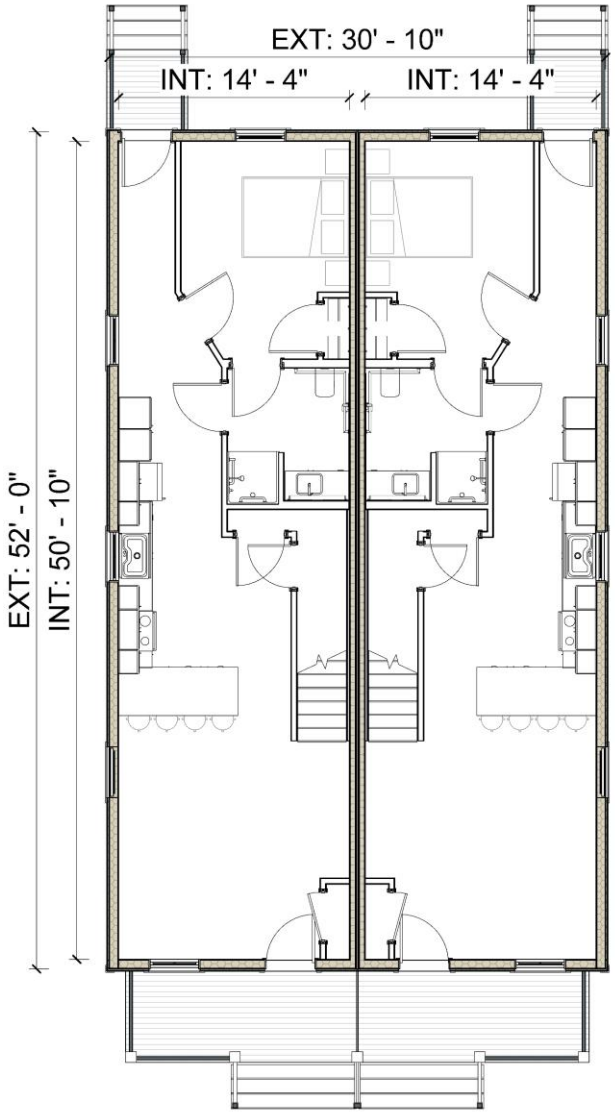
**Areas Per Box**
GEA: 807 sqft
NIA: 728 sqft



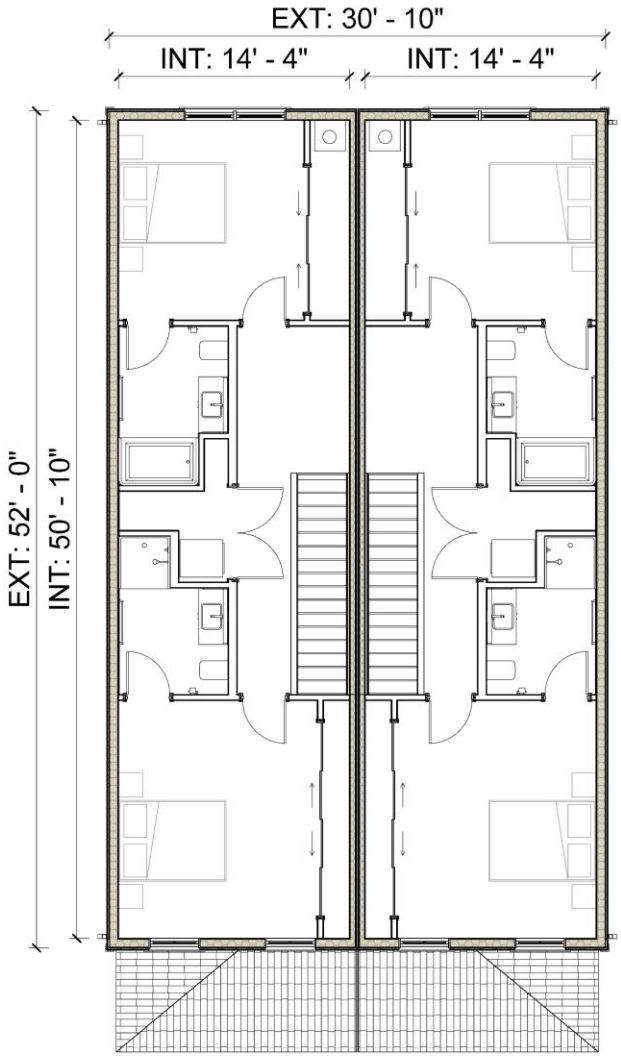




# CLARENCE – DUPLEX – 1,455 SQFT




**First Floor Plan**




**Second Floor Plan**

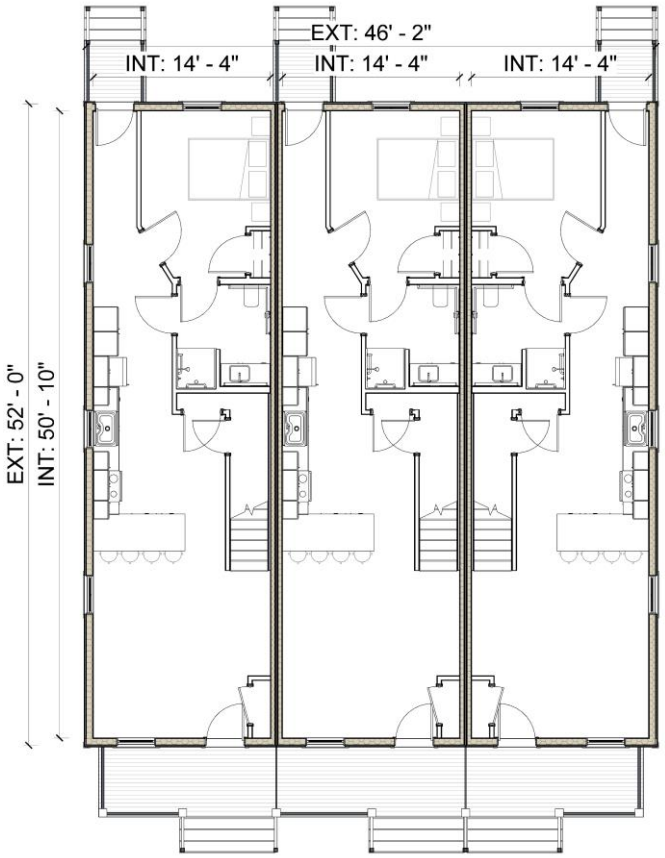
**Areas Per Box**
GEA: 807 sqft
NIA: 728 sqft



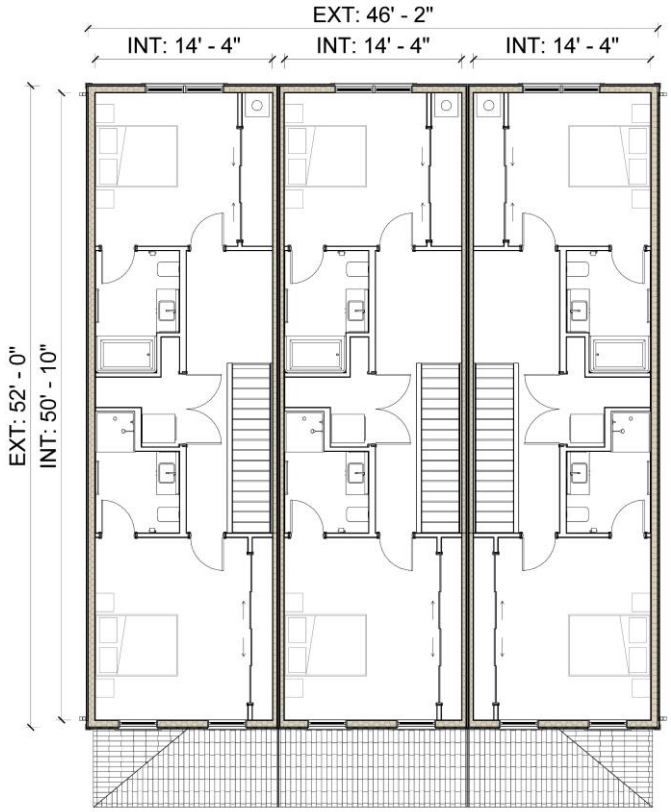




# CLARENCE – TOWNHOMES – 1,455 SQFT




**First Floor Plan**




**Second Floor Plan**







**Areas Per Box**
GEA: 807 sqft
NIA: 727.5 sqft

# TUDOR – 1,314 SQFT










**Areas Per Box**
GEA: 702 sqft
NIA: 636 sqft

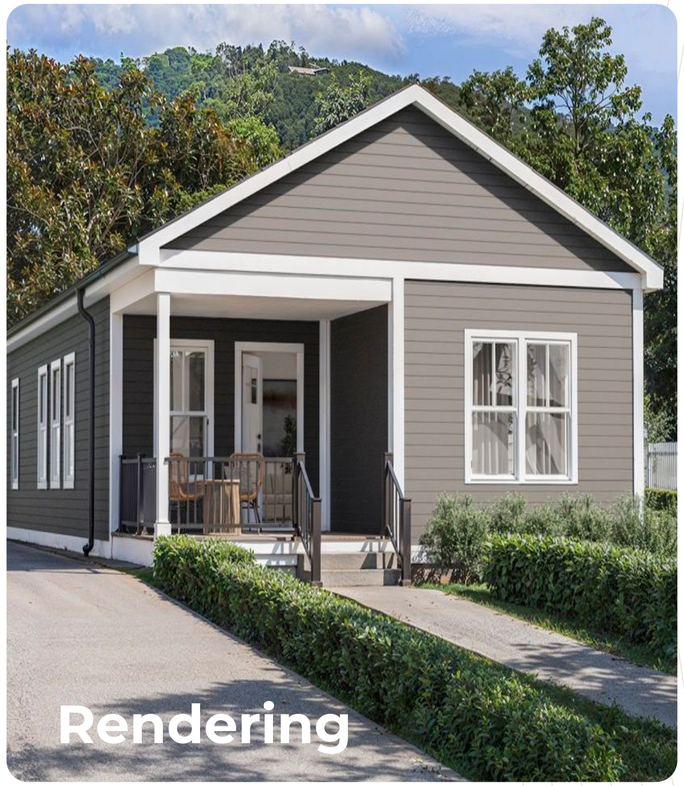
MMY US

CASE STUDY 1

# Windsor Type A

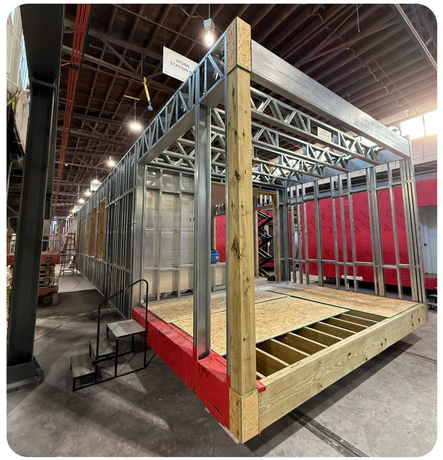
1,180 sq ft LEED Platinum 3-bed/2-bath single-family home delivered for Family Scholar House/Kentucky State Government (KY) and Louisville Metro Government (LMG).

| | |
|---|---|
| **GFA** | 1,180 SF |
| **Unit Types** | 3BR/2BT, 4BR/2BT |
| **Permit to C/O** | Pre-permitted in KY, 8 weeks to deliver from order |
| **Unit Mix** | KY: 2x 4BR/2BT; 6x 3BR/2BT<br>LMG: 1x 3BR/2BT |
| **Amenities** | Spacious front porch, landscaped yard, large windows, modern kitchen with island and GE stainless steel appliances, VTAC, ERV, LVP flooring, and a parking pad. |
| **Funding/ Contract** | CDBG DR, HOME, ARP<br>AIA D&B |













MMY US

## CASE STUDY 2

# Elizabeth

1,700 sq ft LEED Platinum 3-bed/2-bath single-family home delivered for Family Scholar House and Louisville Metro Government (LMG).

| | |
|---|---|
| **GFA** | 1,700 SF |
| **Permit to C/O** | <6 months (vs. 12-18 months) |
| **Unit Mix** | 1 x 3BR/2BT |
| **Amenities** | Spacious front porch, landscaped yard, large windows, modern kitchen with island and GE stainless steel appliances, VTAC, ERV, LVP flooring, and a parking pad |
| **Funding/ Contract** | City General Funds / Government-Issued Tender & Contract |











MMY US

## CASE STUDY 6

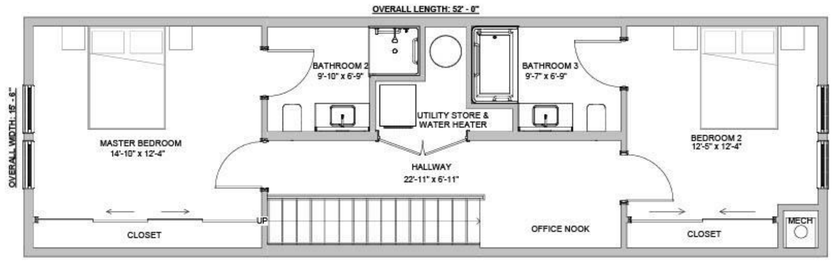
# Clarence

1390 sq ft LEED Platinum 3-bed/3-bath single-family home delivered for Family Scholar House and Louisville Metro Government (LMG).

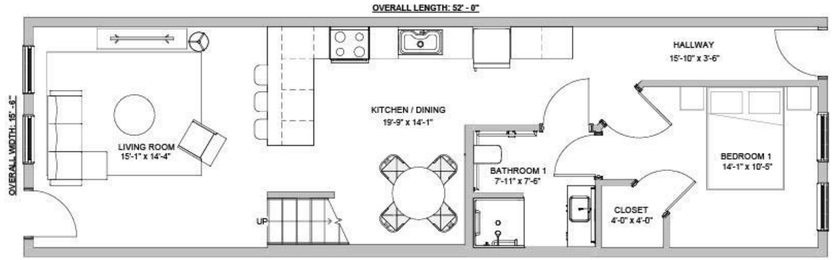
| | |
|---|---|
| **GFA** | 1,390 SF |
| **Permit to C/O** | <6 months (vs. 12-18 months) |
| **Unit Mix** | 1 x 3BR/3BT |
| **Amenities** | Front porch, landscaped yard, large windows, modern kitchen with island and GE stainless steel appliances, VTAC, ERV, LVP flooring, and a parking pad |
| **Funding/ Contract** | City General Funds / Government-Issued Tender & Contract |








2 2ND FLOOR
1/4" = 1'-0"




1 1ST FLOOR
1/4" = 1'-0"

MMY US

FAMILY SCHOLAR HOUSE

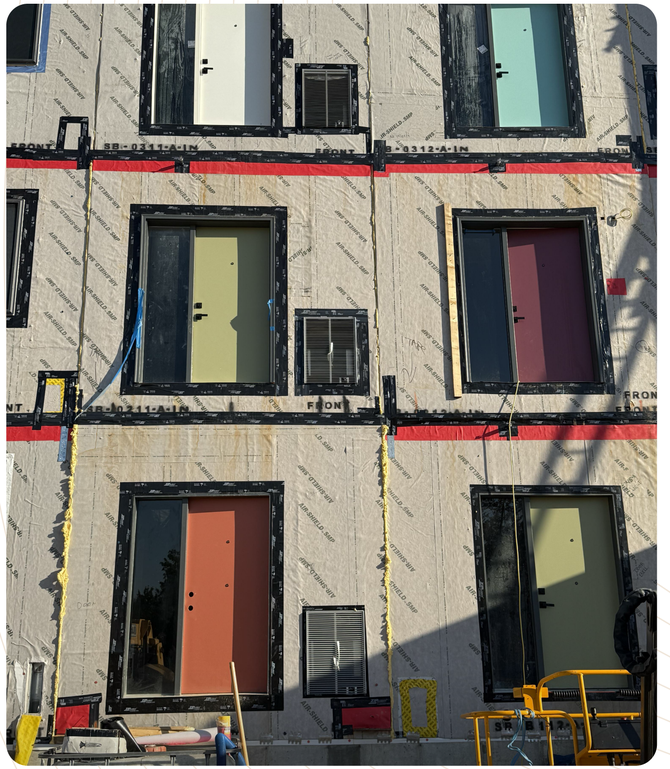
## CASE STUDY 3

# MMY Multiplex x36

Design-Build of MMY Multiplex, 2 Buildings x 18 units each, permit ready in Indiana (IN)

| | |
|---|---|
| **No of Units** | 36 |
| **No of Modules** | 87 |
| **GFA** | 41,336 SF |
| **Permit to C/O** | <18 months (vs. 24 months) |
| **Unit Mix** | 24 x 2BR/2BT<br>12 x 3BR/2BT |
| **Amenities** | For Children: Playground, colored front doors, grass, gardens, outdoor gathering areas<br>For Parents: Food pantry, technology workspace, children's playroom, offices, and meeting rooms |
| **Funding/ Contract** | HOME, READI, Development Fund, Impact Loan / AIA D&B |









MMY US

CASE STUDY 4

# MMY Multiplex x9

Design-Build of a MMY Multiplex (9 Units), LEED Gold and permitted in Kentucky.

| | |
|---|---|
| **No of Units** | 9 |
| **GFA** | 9,672 SF |
| **Permit to C/O** | <6 months (vs. 12-18 months) |
| **Unit Mix** | 9 x 2BR/2BT |
| **Amenities** | – Elevator<br>– Patio / Deck Area<br>– VTAC<br>– LEED Gold<br>– Universally accessible spaces |
| **Funding/ Contract** | HOME, CDBG, PRI Funds, City General Funds / AIA D&B |







MMY US

FAMILY SCHOLAR HOUSE

## CASE STUDY 5

# MMY Multiplex x60

Design-Build of MMY Multiplex 60-unit, 4 storey LEED gold, permit ready, affordable multifamily housing development for a national non-profit developer.

| | |
|---|---|
| **No of Units** | 60 |
| **GFA** | 69,330 SF |
| **Permit to C/O** | <12 months (vs. 24-30 months) |
| **Unit Mix** | 48 x 2BR/2BT<br>12 x 3BR/2BT<br>1 x Office |
| **Amenities** | For Children: Playground, colored front doors, grass, gardens, outdoor gathering areas<br>For Parents: Food pantry, technology workspace, children's playroom, offices, and meeting rooms |
| **Funding/ Contract** | HOME-ARP, TIF, CDBG, Bank Loans / AIA D&B |







# MMY US

# THANK YOU


MMY US

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mmyus.com

hello@mmyus.com

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Louisville, KY 40211

MMY GLOBAL

+44 203 143 1366

mmyglobal.com

hello@mmyglobal.com

4 Celbridge Mews

London, W2 6EU, United Kingdom

June 1, 2026

**5. A.**

**Through:** Greg Holcomb, City Manager

**From:** Carrie Porter, Planning and Development Director

**SUBJECT:** Ordinance No. 26-37 AC CMS: An Ordinance Amending the City of Oberlin Zoning Map to Rezone Land Located at 198 East College Street From the "R-2"/Two-Family Dwelling District to the "PDOD"/Planned Development Overlay District

(3rd)

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**Attachments**

Ordinance No. 26-27 AC CMS
Planning Commission Recommendation
Staff Report
Application Form

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# CITY OF OBERLIN, OHIO

## ORDINANCE NO. 26-27 AC CMS

AN ORDINANCE ADOPTING A ZONING MAP FOR THE CITY OF OBERLIN, OHIO

WHEREAS, the 2024 Comprehensive Plan of the City of Oberlin has many objectives and implementation strategies related to zoning including updating the City's Zoning Map and regulations to align with the future land use map and goals of the Comprehensive Plan; and

WHEREAS, the Planning Commission and the Zoning Board of Appeals have reviewed the draft new Zoning Map and the Planning Commission voted unanimously to recommend to City Council that the draft Zoning Map be approved; and,

WHEREAS, Oberlin City Council has held special meetings on February 26, 2026, March 9, 2026 and March 30, 2026 to discuss the draft new Zoning Map and Zoning Code and held public hearings regarding the same on January 20, 2026 and April 20, 2026 as required by law; and

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Oberlin, County of Lorain, State of Ohio:

SECTION 1: That the Zoning Map for the City of Oberlin, Ohio, attached hereto as Exhibit A, is hereby approved and adopted.

SECTION 2: It is hereby found and determined that all formal actions of this Council concerning or relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action, were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 3: That this Ordinance shall take effect on the earliest date permitted by law.

PASSED: 1st Reading: April 20, 2026

2nd Reading: _____

3rd Reading: _____

ATTEST:

_____ _____

BELINDA B. ANDERSON, MMC
CLERK OF COUNCIL

EBONI A. JOHNSON
PRESIDENT OF COUNCIL

POSTED:

EFFECTIVE DATE:

# *Oberlin Planning Commission*

69 South Main Street Oberlin, Ohio 44074

**To:** President and Members of City Council

**From:** Jack Ford, Chair
Oberlin Planning Commission

**Subject:** **Amendment to the Zoning Map**
**From "R-2"/Two-Family Dwelling District to "PDOD"/Planned Development Overlay District**
**Proposed Multi-Family Residential Development**
**Eastwood School Property**
**198 East College Street**
**City of Oberlin, Ohio**

**Date:** March 20, 2026

Please be advised that the Oberlin Planning Commission considered the above-referenced amendment to the Zoning Map at its meeting on March 18, 2026. At that meeting, a motion was made by Jill Sawyer and seconded by Bryan Burgess to recommend to City Council that the proposed rezoning be approved. The motion carried 4 to 0.

The attached staff report and Application Form provide additional details regarding the proposed rezoning.

This matter is hereby respectfully submitted for your information.

CITY OF OBERLIN, OHIO
DEPARTMENT OF PLANNING & DEVELOPMENT

# PLANNING COMMISSION REPORT

## APPLICATION FOR AMENDMENT TO THE ZONE MAP
## OBERLIN CITY SCHOOL DISTRICT BOARD OF EDUCATION/Y.U. PROPERTIES, LLC
## EASTWOOD ELEMENTARY SCHOOL
## 198 EAST COLLEGE STREET

Date of Report: March 5, 2026

Report Author: Ian Anderson, Planning Assistant

# City of Oberlin, Ohio
# Planning Commission Report

## BACKGROUND INFORMATION

Yossi Levy of Y.U. Properties, LLC, on behalf of Oberlin City School District Board of Education, has submitted an application for an amendment to the Zoning Map from "R-2"/Dwelling District to "PDOD"/Planned Development Overlay District for the Eastwood Elementary School property located at 198 East College Street. The following information is relevant to this application:

| | |
|---|---|
| Applicant: | Oberlin City School District Board of Education<br>153 North Main Street<br>Oberlin, Ohio 44074<br>Contact Person: Robert Rinehart |
| Authorized Agent: | Y.U. Properties, LLC<br>2129 Ann Street<br>Philadelphia, Pennsylvania 19134 |
| Site Location: | 198 East College Street (former Eastwood Elementary School) |
| Zoning: | "R-2"/Two-Family Dwelling District |
| Proposed Zoning: | "PDOD"/Planned Development Overlay District |
| Existing Use: | Vacant elementary school building |
| Proposed Use: | Apartment-style housing |
| Proposed Development: | The applicant proposes renovating and updating the existing building to accommodate approximately 17 housing units with common spaces designed to facilitate tenants' needs. Phase 2 is still in conceptual development – there is potential to construct a new 2-3 story apartment building in the rear of the lot. |
| Approval Required: | 1) Section 1327.03 requires that applications for amendments to the Zone Map must be reviewed by the Planning Commission and a recommendation for approval, disapproval or modification of any proposed Zoning Amendment must be made by the Commission to City Council. |

## PLANNING STAFF COMMENTS

Planning staff have reviewed this request and have conducted a site inspection of the subject property. The subject property is located on the north side of East College Street between North Park Street and Orchard Street. It is developed with the former 38,483 sq. ft. Eastwood Elementary School building which is now vacant as all elementary school students were moved to the new Oberlin Elementary School at 210 N. Park Street in 2021. The subject property is surrounded by residential uses. The applicant has indicated a desire to undertake the remediation and restoration of the existing building.

The City's Future Land Use Plan designates the subject property for future "neighborhood mixed use", stipulating that the former elementary school will be re-used/redeveloped. The Future Land Use Plan designates all of the surrounding property around Eastwood School for future "traditional neighborhood use" and "neighborhood mixed use".

The Comprehensive Plan provides this description of the "neighborhood mixed use" land use category:

Neighborhood Mixed Use Development is characterized by areas near downtown or along major corridors that promote a mixture of uses, intentional public spaces, and walkability through smaller-scale structures.

Development character could be a mixture of residential, commercial, institutional, or mixed use development that blends complementary uses including retail, office, and residential in urban or semi-urban development styles. These uses can be integrated vertically in the same building, or horizontally in the same development, and create a live-work-play environment. Public amenities such as outdoor cafes, plazas, and green space provide both residents and visitors areas to relax and socialize. Design guidelines will be critical in these areas to establish appropriate design and site layout to support Oberlin's small town character.

Residential types would include a full range such as single family, cluster, townhome, and cottage development while also permitting multi-story residential development up to 2 to 3 stories.

Open space should be highly connected and create small and large places for people to gather including plazas, green lawns, and natural areas. Parking should be behind or beside buildings, and consolidated into district parking where possible.

Connectivity should incorporate "complete streets" that promote all modes of travel. It should also promote walkability to nearby neighborhoods with short blocks and lush streetscape, including street trees, benching, and lighting.

Section 1338.04 of the Zoning Code dictates the following to be permitted uses in the Planned Development Overlay District:

(1) Single family dwellings.

(2) Two-family dwellings.

**(3) Multi-family dwellings including apartment buildings, attached townhomes, including condominiums ownership of units.**

(4) The uses identified in this Zoning Ordinance as permitted uses and conditional uses (with a conditional use permit) in the "R-1A" Single Family Dwelling District.

**(5) The uses identified in this Zoning Ordinance as permitted uses and conditional uses (with a conditional use permit) in the "C-1" Central Business District, "C-2" General Business District and "C-3" Planned Highway Commercial District.**

**(6) Recreational uses, structures, and facilities, such as pools, tennis courts, playgrounds, and other similar uses provided for the use of residents of the Planned Development or for general public use.**

Staff feel the proposal – the adaptive residential reuse of the former Eastwood Elementary School building and the potential future construction of an additional apartment-style building in the rear of the lot - is within the scope of the above permitted uses.

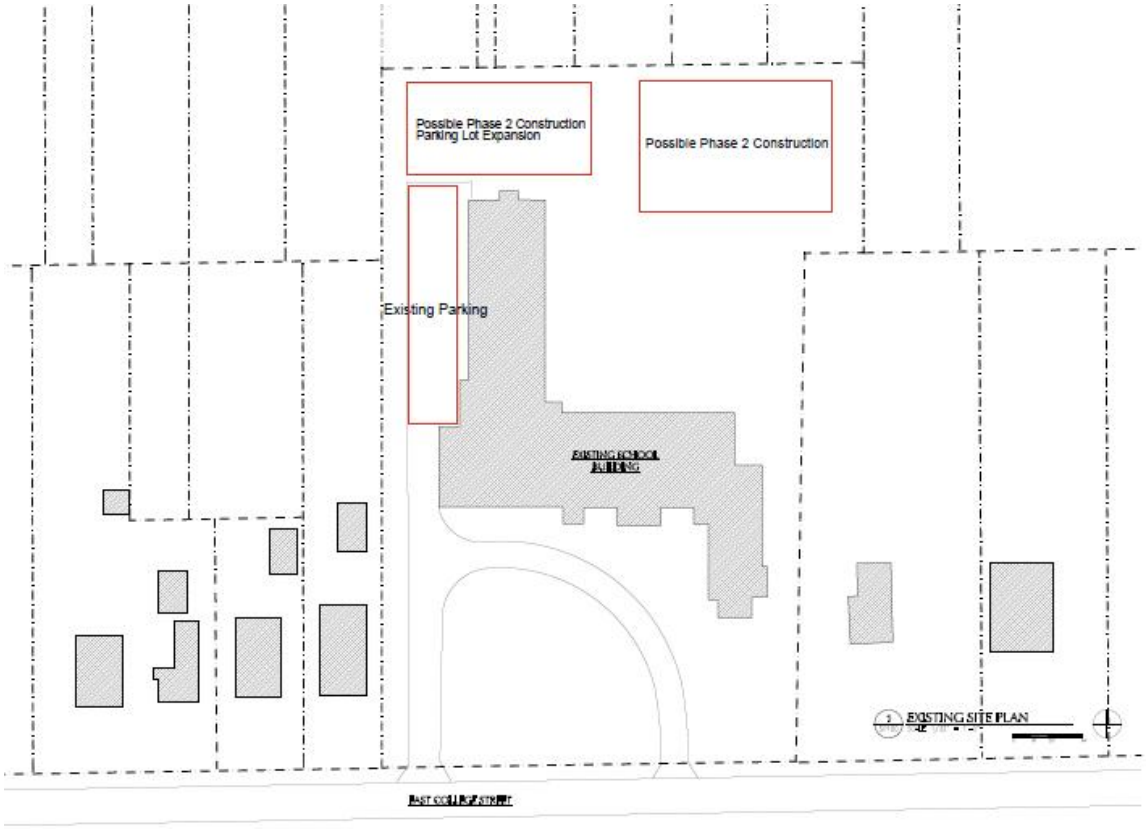


Image #1: Conceptual site plan submitted by applicant showing prospective two-phase redevelopment and development project.

## DEPARTMENT COMMENTS

**OMLPS Director's Comments:**

OMLPS did not have any issues with the proposed rezoning.

**City Engineer's Comments:**

The City Engineer had no concerns with the proposed rezoning.

**Public Works Director's Comments:**

The Public Works Director did not have any issues with the proposed rezoning.

**Fire Department's Comments:**

The Fire Department did not have any comments regarding this rezoning request.

**Police Department's Comments:**

The Police Department did not have any issues with the proposed rezoning.

**Building Official's Comments:**

The Building Official did not have any issues with the proposed rezoning

## CONCLUSION/RECOMMENDATION

Planning staff have no objection to the approval of the proposed rezoning and feel that it is compliant with the future land use goals in the Comprehensive Plan.

# CITY OF OBERLIN

## *APPLICATION FOR PLANNING COMMISSION APPROVAL*

**TYPE OF APPLICATION (please check all that apply):**

- ☒ Amendment to the Zoning Map
- ☐ Conditional Use Permit
- ☐ Other: _____
- ☐ Parking/Loading Variance
- ☐ Site Plan

**APPLICANT/AGENT INFORMATION:**

Property Owner: OBERLIN CITY SCHOOL DISTRICT BOARD OF EDUCATION

Property Owner Address: 153 N MAIN ST OBERLIN, OH 44074

Property Owner Contact Person: ROBERT RINEHART

Property Owner Contact Person Telephone: 440-776-4552

Property Owner Contact Person Email Address: rrinehart@oberlinschools.net

**APPLICATION AUTHORIZATION:**

An application signed by the property owner of record is required. Where owner is a corporation, the signature of authorization should be by an officer of the corporation under corporate seal.

Signature of Owner

02/24/26
Date

Authorized Agent Name: Y U PROPERTIES LLC

Authorized Agent Address: 2129 ANN ST PHILDELPHIA, PA 19134

Authorized Agent Contact Person: YOSSI LEVY

Authorized Agent Contact Person Telephone: 215-403-4288

Authorized Agent Contact Person Email Address: yossilevy@gmail.com

**PROPERTY OWNER PERMISSION TO ACT AS AUTHORIZED AGENT:**

As owner of 198 E. COLLEGE ST OBERLIN, OH (municipal street address of property), I hereby authorize YOSSI LEVY to act on my behalf during the Planning Commission approval process.

Signature of Owner

Date

**LOCATION AND DESCRIPTION OF PROPERTY:**

Municipal Street Address: 198 E COLLEGE ST OBERLIN, OH 44074

Lorain County Permanent Parcel Number(s): 09-00-086-109 - 048, 049, 050, 051, 014, 017, 021, 015

**For Amendments to the Zoning Map ONLY:**

Legal Description of Property (check property deed for description):

**ZONING:**

Existing Zoning (please check one):

- ☐ R-1/Single-Family Dwelling District
- ☐ R-1B/Single-Family Dwelling District
- ☐ PD/Planned Development District
- ☐ C-1/Central Business District
- ☐ C-3/Planned Highway Commercial District
- ☐ CDD/Conservation Development District
- ☐ R-1A/Single-Family Dwelling District
- ☒ R-2/Dwelling District
- ☐ P-1/Public Park and Recreation District
- ☐ C-2/General Business District
- ☐ M-1/Light Industrial District
- ☐ O/Office District

Requested Zoning District Classification (***for rezoning applications only – please check one***):

☐ R-1/Single-Family Dwelling District
☐ R-1B/Single-Family Dwelling District
☒ PD/Planned Development District
☐ C-1/Central Business District
☐ C-3/Planned Highway Commercial District
☐ CDD/Conservation Development District
☐ R-1A/Single-Family Dwelling District
☐ R-2/Dwelling District
☐ P-1/Public Park and Recreation District
☐ C-2/General Business District
☐ M-1/Light Industrial District
☐ O/Office District

**PROPOSED DEVELOPMENT (check those that apply):**

☒ New Construction (New Building(s))
☒ Addition/Alteration to Existing Building(s)
☒ Change of Use in Existing Building(s)

Description of Proposed Development (describe in **detail** your development plans, including proposed size and use of building or proposed addition, days of operation, hours of operation, seating capacity, etc. Attach additional page(s) if necessary): RENOVATE & UPDATE EXISTING BUILDING FOR APPROX. 17 HOUSING UNITS WITH COMMON AREAS DESIGNATED TO FACILITATE TENANTS NEEDS. PHASE II - STILL IN DEVELOPMENT - POSSIBLY CONSTRUCT A NEW 2-3 STORY APARTMENT BUILDING

**DETAILED PROPERTY INFORMATION:**

Lot or Parcel Width: 360'

Land Area of Property: 5.57 ACRES (in sq. ft. or acres)

Total Building Coverage (of each existing building on property):
Building #1: 38,438 SQ. FT (in sq. ft. or acres)
Building #2: _____ (in sq. ft. or acres)
Building #3: _____ (in sq. ft. or acres)
Additional: _____ (in sq. ft. or acres)

Total Building Coverage (as % of lot area): 16%

Gross Floor Area of Building(s) on Property (identify the square footage of different uses for all buildings (i.e. 800 sq. ft. is retail space and 500 sq. ft. is storage space, etc.)): _____

Building Height: 19 FEET
Proposed Building(s) Height (for any new construction): _____
Number of Dwelling Units (if applicable): PHASE I - APPROX 17 UNITS PHASE II - TBD
Number of Proposed Off-Street Parking Spaces: _____
Number of Proposed Loading Spaces: _____

Parking Area Coverage - including driveways (in sq. ft.):_____
Landscaped Area (in sq. ft.):_____

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**NOTE:** **Applicants and/or their Authorized Agents are *strongly encouraged* to attend Planning Commission meetings.**

**REQUIRED SUBMITTALS:**

**Conditional Use Permits, Site Plan Approvals, etc.:**

- A copy of a site plan for property (site plan approvals and conditional use permit approvals).
- A copy of other plans as required for site plan approval (see Section 1357.04 of Zoning Code).
- Application forms and plans can be submitted as paper copies or digital copies of plans can be e-mailed to the Director of Planning and Development at chandy@cityofoberlin.com.
- Application fee for **Site Plan Approvals: $100.00**
- Application fee for **Conditional Use Permits: $125.00**

**For Amendment to the Zoning Map Applications:**

- A copy of a site plan for property.
- Application forms and plans can be submitted as paper copies or digital copies of plans can be e-mailed to the Director of Planning and Development at chandy@cityofoberlin.com.
- 1 copy of the deed or legal description for property.
- **Application fee: $250.00**

**NOTE:** In addition to said fees, the City may also collect from the applicant any extraordinary costs (as determined by the City) that the City may incur in providing any required hearing notification, professional assistance to evaluate the plans, etc.

***There will be a fee of $300.00 assessed to any applicant requesting a "special/emergency" meeting of the Planning Commission.***

SP100

OVERALL EXISTING SITE PLAN

EASTWOOD SCHOOL REDEVELOPMENT
198 E. COLLEGE STREET
OBERLIN, OH 44074

PRELIMINARY

June 1, 2026

**6. A.**

**Through:** Jon Clark, Law Director

**From:** Jon Clark, Law Director

**SUBJECT:** Ordinance No. 26-43 AC CMS: An Ordinance Amending Ordinance No. 19-46 AC CMS Adopting Guidelines for the Expenditure of Funds From the Sustainable Reserve Fund to Go Into Immediate Effect

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**Attachments**

Ordinance No. 26-43 AC CMS
Ordinance Exhibit A
Memorandum to Council

# CITY OF OBERLIN, OHIO

## ORDINANCE NO. 26-43 AC CMS

AN ORDINANCE AMENDING ORDINANCE NO. 19-46 AC CMS ADOPTING GUIDELINES FOR THE EXPENDITURE OF FUNDS FROM THE SUSTAINABLE RESERVE FUND TO GO INTO IMMEDIATE EFFECT

WHEREAS, by Ordinance No. 19-46 AC CMS, the Council established guidelines ("Guidelines") for expenditures from the Sustainable Reserve Fund to assure that such expenditures are consistent with the strategies contained in the City's Climate Action Plan; and,

WHEREAS, the Climate Act was updated in 2026; and

WHEREAS, Council desires that the Guidelines be amended to ensure consistency with the 2026 updates to the Climate Action Plan.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Oberlin, County of Lorain, State of Ohio:

SECTION 1: That to assure that expenditures from the Sustainable Reserve Fund are consistent with the strategies contained in the City's Climate Action Plan, Council does hereby adopt the updated Guidelines for such expenditures as are set forth in **Exhibit A** attached hereto and incorporated herein.

SECTION 2: It is hereby found and determined that all formal actions of this Council concerning or relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action, were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 3: To ensure that expenditures from the Sustainable Reserve Fund are consistent with the purpose for which said fund was established to facilitate progress towards the goal of becoming a climate positive community by 2050 as outlined in the City of Oberlin's Climate Action Plan, and provided that at least five (5) members of Council determine by motion, this Ordinance shall go into full force and effect immediately after its passage; otherwise, it shall take effect on the earliest date allowed by law.

PASSED: 1st Reading: _____

2nd Reading: _____

3rd Reading: _____

ATTEST:

| | |
|---|---|
| BELINDA B. ANDERSON, MMC<br>CLERK OF COUNCIL | EBONI A. JOHNSON<br>PRESIDENT OF COUNCIL |
| POSTED: | EFFECTIVE DATE: |

# Sustainable Reserve Fund

Services, Programs, and Project Funding Request Guidelines for all non-City of Oberlin entities

## Program Purpose

To provide funding for services, programs, and/or projects demonstrating energy efficiency, energy conservation, greenhouse gas emission reductions, renewable energy generation, and/or demonstrated furtherance of climate goals as referenced in the Climate Action Plan (CAP) adopted by the City of Oberlin. Funding must demonstrate progress toward the City's goal of being a climate-positive community by 2050 through services/programs, or projects that are consistent with the strategies in the Climate Action Plan.

## Program Requirements

- Services/Programs/Projects must balance the environmental, social, and economic interests of the community. Projects must support the Oberlin community by investing in initiatives that directly benefit a significant number of residents.
- Services/Programs/Projects shall address goals in at least one of the CAP focus areas:
  - (1) Renewable Energy Generation
  - (2) Energy Efficiency and Conservation
  - (3) Waste Management
  - (4) Education and Outreach as it relates to Sustainability
  - (5) High Performance Buildings
  - (6) Land Use, Local Food and Agriculture
  - (7) Water Use
  - (8) Resilience to Climate Change
  - (9)Transportation

## Program Administration

Administration and oversight of the Sustainable Reserve Fund shall be under the direction of the City Manager or his/her designee.

## Program General Guidelines

Funding proposals will be accepted on a rolling basis until funding runs out. They shall include the following information and be sent by email attachment to Linda Arbogast, Sustainability Coordinator for the City of Oberlin, at larbogast@cityofoberlin.com.

1. A general description of the service, program, or project, including how the request meets all program requirements;
2. A timeline of activities, overall budget for the work, and monitoring and evaluation plan;
3. Demonstration of capacity to execute the proposed project;
4. Amount of funds requested from the Sustainable Reserve Fund for the service, program, or project.
5. List any business or financial arrangement required with any other entity or individual to fulfill the request.
6. Requests for funding will be considered up to $10,000, with eligibility limited to once in a five-year period.
7. Consideration given to programs/projects/services with a significant percentage of matching funds, programs/projects/services that demonstrate a wide community impact, have clear carbon reduction components, improve energy efficiencies, or have other features that further the goals of the Climate Action Plan.

**Program Review/Approval Process**

The City Manager or his/her designee will review the request to ensure it meets program requirements.

**Program Funding**

Annual appropriation of funds shall follow the Sustainable Reserve Fund budgetary approval process.

**Program Reporting**

Grant recipients must submit annual reports if the project is multi-year or upon completion of the project. Reports should include a narrative description of what was accomplished, a financial report outlining how funds were spent, and a plan for sustaining the grant's outcomes.

April 26, 2026

**TO:** Council President
City Council Members

**CC:** Council Appointees

**THROUGH:** Greg Holcomb, City Manager

**FROM:** Linda Arbogast, Sustainability Coordinator

**SUBJECT:** **SUSTAINABLE RESERVE FUND GUIDELINES**

## Purpose and Recommendation

The purpose of this memorandum is to present the Sustainable Reserve Fund (SRF) Guidelines to City Council. It is recommended that the City Council approve the recommendation of the City Manager and Sustainability Coordinator to use Sustainable Reserve Funds to support community-based projects that align with the goals outlined in the Climate Action Plan update 2026.

## Background and Discussion

Renewable Energy Certificates or "RECs" represent the environmental attributes associated with renewable energy production (e.g. emission characteristics, emission credits, emission allowances). RECs create a financial value to encourage the development and construction of renewable generation and are a tradable commodity that can be sold separately from renewable electricity generation.

In 2002, City leaders participated in the Environmental Policy Advisory Committee (EPAC) at Oberlin College with College staff and other stakeholders. EPAC was created to help guide and implement the College's environmental policy goals, focusing on greenhouse gas emissions reductions identified in a climate neutrality study prepared by the Rocky Mountain Institute. One of the study recommendations was that the College consider purchasing Renewable Energy Certificates (RECs) to offset its fossil fuel use.

At EPAC's request, OMLPS developed a proposal to sell some of its RECs to Oberlin College. The proposal included developing a Sustainable Reserve Program that would use proceeds from REC sales to fund local greenhouse gas reduction initiatives in the community. In June 2004, with the support of Oberlin City Council, the City and College executed a REC Sales Agreement. The agreement permitted the sale of RECs from the City's renewable power portfolio at $2.00 per REC and created a revenue stream for the City of approximately $21,000 per year, with the goal of funding local greenhouse gas reduction initiatives in the community.

All revenue generated from the sale of RECs was maintained in a designated account, referred to as the Sustainable Reserve Program Account ("SRP").

By 2012, Oberlin's power supply had grown to include more wind, hydro, and landfill gas resources, which included the associated RECs. At the same time, demand for RECs increased, substantially raising the prices of certain RECs that were included in most of OMLPS's renewable power supply. In early 2014, staff proposed a REC sale-and-purchase arrangement that netted the difference between the higher-value mandatory-compliance market RECs, which Oberlin owned, and the lower-priced voluntary-market RECs to replace them, while maintaining Oberlin's lower carbon emissions. OMLPS worked with 3Degrees Group, a national marketer of renewable energy certificates, to develop the framework for these REC sales and purchases, which the council approved by Ordinance.

On November 19 2018, the City Council passed Ordinance No. 18-69 AC CMS, establishing the Sustainable Reserve Fund (SRF) and directing that funds received be utilized in accordance with this ordinance. Section 3 of that ordinance requires that all monies deposited into the Sustainable Reserve Fund shall be utilized to further the City of Oberlin's progress towards the goal of becoming a climate-positive community by 2050, as outlined in the City of Oberlin's Climate Action Plan. On February 5, 2024, the City Council passed resolution R24-02 CMS, which authorized the transfer of funds from the Sustainable Reserve Program to the Sustainable Reserve Fund to re-designate funds for a broader sustainability mandate. Expenditures will be consistent with the strategies set forth in the City's Climate Action Plan, as amended from time to time and as appropriated through the annual budget process.

The proposed guidelines are intended to clarify the processes and procedures for approving expenditures for programs, projects, and services proposed by applicants other than the city administration, and to ensure consistency with the strategies contained in the Climate Action Plan and any subsequent updates.

**Fiscal Impact**

Establishing SRF guidelines will facilitate the achievement of the City's climate action goals with support from this fund. It is expected that many proposed projects will have matching funds, thereby expanding the fund's reach and its role in helping the city achieve the established climate action goals.

**Consultation**

The Sustainable Reserve Fund Guidelines have been reviewed by the City Manager and the Law Director. Areas of any concern by staff were discussed and addressed.

**Conclusion**

Based on the foregoing, the Sustainability Coordinator and the City Manager recommend approval of the Sustainable Reserve Fund Guidelines to enable expenditures from the Sustainable Reserve Fund for community-based services, programs, or projects that further the goal of becoming a climate-positive community by 2050 as outlined in the City of Oberlin's Climate Action Plan.

June 1, 2026

**6. B.**

**Through:** Jon Clark, Law Director

**From:** Jon Clark, Law Director

**SUBJECT:** Resolution No. R26-07 CMS: A Resolution Amending Resolution No. R25-01 CMS Designating City Officials who are Authorized to Establish Electronic Payments from Lorain County for Property Tax Settlements and Other Payments to the City of Oberlin to Go Into Immediate Effect

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**Attachments**

Resolution No. R26-07 AC CMS

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# CITY OF OBERLIN, OHIO

## RESOLUTION No. R26-07 CMS

A RESOLUTION AMENDING RESOLUTION NO. R25-01 CMS DESIGNATING CITY OFFICIALS WHO ARE AUTHORIZED TO ESTABLISH ELECTRONIC PAYMENTS FROM LORAIN COUNTY FOR PROPERTY TAX SETTLEMENT AND OTHER PAYMENTS TO THE CITY OF OBERLIN TO GO INTO IMMEDIATE EFFECT

WHEREAS, pursuant to Resolution No. R25–01 CMS, certain City officials were authorized to establish ACH/electronic payment instructions with the City's banking information for the Lorain County Auditor and Treasurer, and

WHEREAS, Resolution No. R25-01 CMS designated the then Interim Finance Director, Marin Fowler, and Treasurer Belinda Anderson, as being the City officials authorized to establish said ACH/electronic payments, and

WHEREAS, since the passage of Resolution No. R25-01, Council has appointed Marin Fowler as the City Finance Director and Greg Holcomb as the City Treasurer, and

WHEREAS, it is necessary to amend Resolution No. R25-01 to designate the current City officials who may establish electronic payments from Lorain County.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Oberlin, Ohio:

SECTION 1: That Section 1 of Resolution No. 25-01 CMS be and is hereby amended to read as follows:

> SECTION 1: That Marin Fowler, the City Finance Director, and Greg Holcomb, the City Treasurer, are hereby authorized to establish ACH/electronic payment instructions for the Lorain County Auditor and Treasurer for the City of Oberlin to receive property tax settlement and other payments from Lorain County.

SECTION 2. It is hereby found and determined that all formal actions of this Council concerning or relating to the adoption of this Resolution were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 3. To ensure that property tax payments and other payments are received timely from Lorain County and provided that at least five (5) members of Council determine by motion, this Ordinance shall go into full force and effect immediately after its passage; otherwise, it shall take effect on the earliest date allowed by law.

PASSED: 1st Reading: June 1, 2026

2nd Reading: _____

3rd Reading: _____

ATTEST:

| | |
|---|---|
| _____ | _____ |
| BELINDA B. ANDERSON, MMC<br>CLERK OF COUNCIL | EBONI A. JOHNSON<br>PRESIDENT OF COUNCIL |
| POSTED: | EFFECTIVE DATE: |